

# UNOFFICIAL COPY

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**PREPARED BY:**

Codilis & Associates, P.C.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

**MAIL TAX BILL TO:**

Duong D. Pham  
3004 W. Lawrence Unit #3F,  
Chicago, IL 60625

**MAIL RECORDED DEED TO:**

Duong D. Pham  
3004 W. Lawrence Unit #3F,  
Chicago, IL 60625



Doc#: 0934940121 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/15/2009 12:36 PM Pg: 1 of 2

## SPECIAL WARRANTY DEED

0902930822  
THE GRANTOR, Federal Home Loan Mortgage Corporation, of 5000 Plano Parkway Carrollton, TX 75010-, a corporation organized and existing under the laws of the State of Texas, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS Duong D. Pham, \* of 5818 N. Bernard St. Chicago, IL 60659-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

\* a single woman  
PARCEL 1: UNIT 3F IN LAWRENCE TOWNER POINT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOTS 41 TO 44 INCLUSIVE IN KLEIN'S SUBDIVISION OF THE SOUTH 1/2 OF LOT 30 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; (EXCEPT THE FOLLOWING TWO COMMERCIAL PARCELS:  
COMMERCIAL EAST: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOTS, THENCE NORTH 89 DEGREES 28 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS, A DISTANCE OF 44.39 FEET, TO THE EXTENSION OF AN INTERIOR WALL; THENCE NORTH 00 DEGREES 13 MINUTES 54 SECONDS EAST, ALONG SAID WALL AND ITS EXTENSION, A DISTANCE OF 20.18 FEET, THENCE CONTINUING ALONG INTERIOR WALLS SOUTH 89 DEGREES 46 MINUTES 06 SECONDS EAST, A DISTANCE OF 17.37 FEET THENCE NORTH 00 DEGREES 13 MINUTES 54 SECONDS EAST, A DISTANCE OF 24.84 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST, ALONG AN INTERIOR WALL AND ITS EXTENSION, A DISTANCE OF 26.70 FEET TO THE EAST LINE OF SAID LOTS, THENCE SOUTH 00 DEGREES 10 MINUTES 23 SECONDS EAST, ALONG THE EAST LINE OF SAID LOTS, THENCE SOUTH 00 DEGREES 10 MINUTES 23 SECONDS EAST, ALONG THE EAST LINE OF SAID LOTS, A DISTANCE OF 45.34 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ALSO COMMERCIAL WEST COMMENCING AT THE SOUTHEAST CORNER OF SAID LOTS, THENCE NORTH 89 DEGREES 28 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS, A DISTANCE OF 55.62 FEET, TO THE EXTENSION OF AN INTERIOR WALL; THENCE CONTINUING NORTH 89 DEGREES 28 MINUTES 43 SECONDS WEST, A DISTANCE OF 44.11 FEET, TO THE SOUTHWEST CORNER OF SAID LOTS, THENCE NORTH 00 DEGREES 09 MINUTES 01 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS, A DISTANCE OF 43.80 FEET TO THE EXTENSION OF AN INTERIOR WALL, THENCE SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST, ALONG AN INTERIOR WALL AND ITS EXTENSION, A DISTANCE OF 31.03 FEET; THENCE CONTINUING ALONG INTERIOR WALLS, SOUTH 00 DEGREES 13 MINUTES 34 SECONDS WEST, A DISTANCE OF 4.41 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 26 SECONDS EAST, A DISTANCE OF 0.41 FEET, THENCE SOUTH 00 DEGREES 13 MINUTES 34 SECONDS WEST, ALONG AN INTERIOR WALL AND ITS EXTENSION 25.28 FEET, MORE OR LESS TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 21, 2006 AS DOCUMENT 0605245088 AND FIRST AMENDMENT RECORDED FEBRUARY 24, 2006 AS DOCUMENT 0605516022, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-14 AS LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID, FEBRUARY 21, 2006 AS DOCUMENT 0605245088 AND FIRST AMENDMENT RECORDED FEBRUARY 24, 2006 AS DOCUMENT 0605516022

13-12-315-027-1014

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Rd., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

# UNOFFICIAL COPY

Special Warranty Deed - *Continued*  
3004 W. Lawrence Unit #3F, Chicago, IL 60625

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Dated this 02 Day of December 20 09

Federal Home Loan Mortgage Corporation

By



Attorney in Fact

STATE OF Illinois )  
                                  ) SS.  
COUNTY OF DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Federal Home Loan Mortgage Corporation, by Brian Tracy, as Attorney in Fact personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 02 Day of December 2009  
Lisa M. Sliger  
Notary Public  
My commission expires: 08/29/13

Exempt under the provisions of \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date \_\_\_\_\_  
Agent. \_\_\_\_\_

