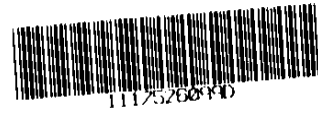


# UNOFFICIAL COPY

100297314465

**PREPARED BY:**

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



Doc#: 1117526099 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/24/2011 11:31 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

Adebola T. Fagbemi  
1325 W. Sherwin Avenue, Unit 2B  
Chicago, IL 60626

**MAIL RECORDED DEED TO:**

Marshall Richter  
5225 Old Orchard Rd. Ste. 30  
Skokie, IL 60077-1071

## SPECIAL WARRANTY DEED

THE GRANTOR, Federal Home Loan Mortgage Corporation, of 5000 Plano Parkway Carrollton, TX 75010, a corporation organized and existing under the laws of the United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid GRANTS, CONVEYS AND SELLS to Adebola T. Fagbemi, of 1508 W. Chase Chicago, IL 60626, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PROPOSED UNIT 1325-2B IN THE 1319 WEST SHERWIN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
THE EAST 1/2 OF LOT 13 AND ALL OF LOT 14 IN BLOCK 14 IN BIRCHWOOD BEACH, BEING A SUBDIVISION IN SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0807916014; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** NEW 11-29-317-051-1020  
UPIN11-29-317-032  
**PROPERTY ADDRESS:** 1325 W. Sherwin Avenue, Unit 2B, Chicago, IL 60626

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 grant, 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.

**REAL ESTATE TRANSFER** 06/10/2011



**CHICAGO:** \$307.50  
**CTA:** \$123.00  
**TOTAL:** \$430.50

11-29-317-051-1020 | 20110601600406 | M5FZ3H

**REAL ESTATE TRANSFER** 06/10/2011



**COOK** \$20.50  
**ILLINOIS:** \$41.00  
**TOTAL:** \$61.50

11-29-317-051-1020 | 20110601600406 | 1MDNXH

Illinois Title Guaranty Fund, Inc.  
1325 W. Sherwin Avenue, STE 200

Public Department

S Y  
P 2  
S N  
SC Y  
INT AB

