## **UNOFFICIAL COPY**

#### PREPARED BY:

PREPARED D1.

Codilis & Associates, 1

15W030 N. Frontage F
Burr Ridge, 1L 60527

MAIL TAX BILL TO
Adebola T. Fagbemi
1325 W. Sherwin Ave
Chicago, IL 60626

MAIL RECORDED Codilis & Associates, P.C. 15W030 N. Frontage Rd.

#### MAIL TAX BILL TO:

1325 W. Sherwin Avenue, Unit 2B



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 RECORDED DEED TO:

Marshall Richter 5225 Old Orchard Rd. Ste. 30 Skokie, IL 60077-1027

### 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. Fagberni, 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 SPER WIN 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 BLCA X 14 IN BIRCHWOOD BEACH, BEING A SUBDIVISION IN SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF 7HT 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 rol 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 granter, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; 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        |
| ا السالة الم         | CTA:     | \$123.00        |
|                      | TOTAL:   | <b>\$430.50</b> |

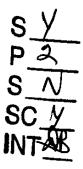
11-29-317-051-1020 | 20110601600406 | M5FZ3H

06/10/2011 **REAL ESTATE TRANSFER** СООК \$20.50 \$41.00 ILLINOIS: TOTAL: \$61.50

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

oget Wille Guaranty Fund, Ire. South Rd., STE 246

in a Department



1117526099D Page: 2 of 2

# **UNOFFICIAL COPY**

Special Warranty Deed - Continued

| Dated this 8th Day of June                        | 20 11   |   |
|---|---|---|
|   |   | Federal Home Loan Mortgage Corporation  |
|   | By (  | Attorney in Fact  |
| STATE OF Illinois                                 | ,   | <i>(</i> )  |
| COUNTY OF Dupage                                  | ) SS.   |   |
| in fact for Federal Home Loan Mortgage Co         | orporation, personally known<br>ed before me this day in pers | state aforesaid, do hereby certify that Brian Tracy, attorney in to me to be the same person(s) whose name(s) is are son, and acknowledged that he she/they signed, sealed and uses and purposes therein set forth. |
| Given under                                       | er my hand and notarial seal                                  | this 8 <sup>th</sup> Day of June 20 11  Notary Public  My commission expires: 08/16/2013  |
| Exempt under the provisions of                    | OZ  |   |
| Section 4, of the Real Estate Transfer Act Agent. | Date  | OFFICIAL SEAL JULIA M SCHWAPPACH NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/16/13   |
|   |   | MY COMMISSION EXPIRES:08/18/13  |