UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

Sunil J. D'Souza 621 Grove Lane Unit #621A Forest Park, IL 60130

MAIL RECORDED DEED TO:

Azam Nizamuddin 1400 E. Touhy Ave., Ste. 260 Des Plaines, IL 60018-3341

Doc#: 1135604151 Fee: \$38.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 12/22/2011 01:50 PM Pg: 1 of 2

1/2

SPECIAL WARRANTY DEED

THE GRANTOR, Federal Home Loan Morigege 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, CCNVEYS AND SELLS to Grantee(s); Sunil J. D'Souzal of 935 Franklin Ave., River Forest, IL 60305, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

* A Single man

PARCEL 1: UNIT NUMBER 621 IN THE RESIDENCES AT THE GROVE TOWNHOME CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND. LOTS 3 AND 10 IN THE RESIDENCES AT THE GROVE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 2005 AS DOCUMENT NUMBER 0536203040, IN COOK COUNTY, ILLINOIS. WHICH S JRVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0615932017 AND SUPPLEMENT NO. 1 TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0617334(14), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FROM PARCEL 1 TO THE PUBLIC STREETS AND ROADS, OVER AND ACROSS THE ROADS, DRIVEWAYS AND WALKWAYS LOCATED ON THE COMMUNITY AREA AS DEFINED IN ARTICLES I AND II OF THE COMMUNITY DECLARATION FOR THE RESIDENCES AT THE GROVE RECORDED JUNE 8, 2006 AS DOCUMENT NUMBER 0615932018 AND SUPPLEMENT NO. 1 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0617334013 AND THE EXCLUSIVE RIGHT TO THE USE OF A CONCRETE PATIO AS TO UNIT 621, A LIMITED COMMON ELEMENT, AS OCLINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.

PERMANENT INDEX NUMBER: 15-13-109-051-1010

PROPERTY ADDRESS: 621 Grove Lane Unit #621A, Forest Park, IL 60130

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. paners' Title Guaranty Fund, Inc.

Rd street w

1135604151D Page: 2 of 2

UNOFFICIAL C

| Special Warranty Deed - C | ontinued | | |
|-----------------------------|----------|----------|-------|
| Dated this 22 nd | Day of | November | 20 11 |

Federal Home Loan Mortgage Corporation

By:

Attorney in Fact

STATE OF ILLINÕIS SS. COUNTY OF DUPAGE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Tammy A. Geiss, as Astroney in Fact for Federal Home Loan Mortgage Corporation, 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 lotarial seal, this 22nd

Day of November

20 11

REAL ESTATE TRANSFER 11/29/2011 COOK \$91.00 ILLINOIS: \$182.00 TOTAL: \$273.00

15-13-109-051-1010 | 20111101602843 | 4U9WDG

y commission expires:

08/16/2013

OFFICIAL SEAL JI---IA M SCHWAPPACH NOTARY PUBLIC - STATE OF ILLINOIS