

# UNOFFICIAL COPY



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Doc#: 1208642017 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/28/2012 09:12 AM Pg: 1 of 2

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

**MAIL TAX BILL TO:**  
Maria Heldak  
15656 Centennial Ct.  
Orland Park, IL 60456

**MAIL RECORDED DEED TO:**  
Patrick Doherty  
7836 W 103rd St.  
Palos Hills, IL 60465

120297324393

## 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 Maria Heldak, of 15656 Centennial Ct Orland Park, IL 60456- all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NUMBER 301 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'):  
THAT PART OF THE NORTHWEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 20 RODS OF THE SAID NORTHWEST 1/4 WITH THE WEST LINE OF THE EAST 1 ACRES OF THE NORTH 10 ACRES OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 20 RODS OF THE NORTHWEST 1/4 OF SAID SECTION 11, 20 FEET; THENCE SOUTH ALONG A LINE THAT IS PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, 60 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE 03 FEET; THENCE SOUTH EASTERLY 44.04 FEET MORE OR LESS TO A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, FROM A POINT 432.65 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 11; THENCE EAST ALONG SAID RIGHT ANGLE LINE, 75 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11 THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 150.85 FEET TO A POINT 253 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 20 RODS OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTHWESTERLY TO A POINT ON THE SOUTH LINE OF THE NORTH 20 RODS OF SAID NORTHWEST 1/4 THAT IS 396 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE EAST ALONG THE SAID SOUTH LINE OF THE NORTH 20 RODS A DISTANCE OF 262.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY CHICAGO CITY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 7164, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 20771004; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

**PERMANENT INDEX NUMBER:** 23-11-100-016-1019  
**PROPERTY ADDRESS:** 8604 W. 95th Place Unit #301, Hickory Hills, IL 60457

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.

ATGF, INC.

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