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PREPARED BY:

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

MAIL TAX BILL TO:

Yolanda Philpot

91255



1219212137 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds

Date: 07/10/2012 01:09 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, Federal Home Loar, 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 THE GRANTEE(S) Yolanda Philpot, of 1046 N. Waller Chicago, IL 60651-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 33 AND LOT 34 AND THE SOUTH 1/2 OF LOT 35 IN 3LCCK 16 IN WESTERN ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 15-15-427-060-0000

PROPERTY ADDRESS: 2125 S. 14th Avenue, Broadview, IL 60155

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 encumbe. ed 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.

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



Special Warranty Deed: Page 1 of 2

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Special Warranty Deed - Continued

Dated this 42012	-
	Federal Home Loan Montgage Corporation
STATE OF Illinois) SS. COUNTY OF Dupage)	Attorney in Fact Attorney in Fact
Attorney in Fact for Federa the same person(s) whose name(s) is/are supported to the for	said County, in the State aforesaid, do hereby certify that all Home Loan Mortgage Corporation, personally known to me to be regoing instrument, appeared before me this day in person, and d instrument, as his/her/their free and voluntary act, for the uses and
Given under my hand and not	Notary Public
Exempt under the provisions of Section 4, of the Real Estate Transfer ActDate Agent.	My commission expires: CFFICIAL SEAL ANGEL MCDONNELL NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:02/20/13

15-15-427-060-0000 | 20120601603007 | 3YJXC6

TRANSFER STAMP
CERTIFICATION COMPLIANCE
Village of Broadview