

UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

Cesar Chirinos and Julie Chirinos
1691 Channing Court
Melrose Park, IL 60160

MAIL RECORDED DEED TO:

Steven Nicholas
1060 Lake Street
Hanover Park, IL 60133-



Doc#: 1228633146 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/12/2012 03:17 PM Pg: 1 of 2

110297323145

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 THE GRANTEE(S) Cesar Chirinos and Julie Chirinos, HUSBAND + WIFE, AS JOINT TENANTS of 1691 Channing Court Melrose Park, IL 60160, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 106 IN THE WASHINGTON SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 2 IN FREDERICK SCHWASS RESUBDIVISION OF PART OF THE NORTH 1/2 OF BLOCK 30 IN THE SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF FOREST PARK IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26668474 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 44, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 26668474

PERMANENT INDEX NUMBER: 15-12-430-035-1006

PROPERTY ADDRESS: 7449 Washington Street Unit #106, 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.

SY
ATGF, INC. 2
SN
SCV
INT

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 4359
2/18/12-25/12
Approved/Date

REAL ESTATE TRANSFER 09/26/2012

		COOK	\$10.25
		ILLINOIS:	\$20.50
		TOTAL:	\$30.75

15-12-430-035-1006 | 20120901605284 | SQSK76

