

# UNOFFICIAL COPY

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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:**

Danuta Hansen  
17924 River Bend Rd  
Orland Park, IL 60467

**MAIL RECORDED DEED TO:**

Katherine Gal  
150 North Wacker Suite 650  
Chicago, IL 60606



Doc#: 1235533101 Fee: \$40.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/20/2012 01:37 PM Pg: 1 of 2

## SPECIAL WARRANTY DEED

1/1 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) Danuta Hansen, of 17924 River Bend Rd Orland Park, IL 60467-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 35-303 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GREEK OAKS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0411118002, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 SET FORTH IN THE DECLARATION BY MILES L. COLEAN, PAUL P. SWETT, JR AND ARTHUR W. VINER AS TRUSTEE AND MARQUETTE NATIONAL BANK, AS TRUSTEE UNDER TRUST 369 RECORDED JUNE 24, 1970 AS DOCUMENT 211192785, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 20, 2004 AS DOCUMENT 0411118002 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCEL 1 SET FORTH IN DECLARATION BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 31, 1976 AS KNOWN AS TRUST NUMBER 39811 RECORDED FEBRUARY 14, 1980 AS DOCUMENT 23562209.

**PERMANENT INDEX NUMBER:** 23-11-301-006-1179  
**PROPERTY ADDRESS:** 8435 W. 99th Terrace Unit #303, Palos Hills, IL 60465

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.

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

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P 2  
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SC Y  
INT AR

