

# UNOFFICIAL COPY



12366350350

**PREPARED BY:**

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

Doc#: 1236635035 Fee: \$40.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/31/2012 12:39 PM Pg: 1 of 2

0601331090  
120297331090  
10F1

**MAIL TAX BILL TO:**

Maimoona Jaffer  
2440 W. Albion Ave #1  
Chicago IL 60645

**MAIL RECORDED DEED TO:**

John Klytta  
162 N. Franklin Suite 201  
Chicago, IL 60606-1861

## 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 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) Maimoona Jaffer, of 2141 W Highland Chicago, IL 60659-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NUMBER 2440-1 AND GARAGE UNIT NUMBER G-2 IN ARTESIAN GARDEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 16 IN BLOCK 2 IN ASHWOOD ADDITION TO ROGERS PARK, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25284413, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PERMANENT INDEX NUMBER:** 10-36-414-033-1007 / 1011  
**PROPERTY ADDRESS:** 2440 W. Albion Avenue Unit #1, Chicago, IL 60645

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.

**REAL ESTATE TRANSFER** 12/26/2012

	<b>COOK</b>	\$18.00
	<b>ILLINOIS:</b>	\$36.00
	<b>TOTAL:</b>	\$54.00

10-36-414-033-1007 | 20121101602270 | UY8SY0

**REAL ESTATE TRANSFER** 12/26/2012

	<b>CHICAGO:</b>	\$270.00
	<b>CTA:</b>	\$108.00
	<b>TOTAL:</b>	\$378.00

10-36-414-033-1007 | 20121101602270 | YUR21S

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

S Y  
P 2  
S N  
SC Y  
INT Y

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Special Warranty Deed - *Continued*

Dated this NOV - 9 2012

Federal Home Loan Mortgage Corporation  
Brian Tracy

By: [Signature]  
Attorney in Fact

STATE OF Illinois )  
  ) SS.  
COUNTY OF DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Brian Tracy Attorney 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 notarial seal, this NOV - 9 2012  
[Signature]  
Notary Public  
My commission expires: 12/14/15

Exempt under the provisions of \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date \_\_\_\_\_  
Agent.

