

UNOFFICIAL COPY



Doc#: 1302804013 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/28/2013 08:24 AM Pg: 1 of 3

MAIL TO:

Bradford Miller Law
134 N. La Salle #1040
Chicago IL 60602

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 27th day of December, 2012., between **Federal Home Loan Mortgage Corporation**, a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Cheryl Derezinski and Paul Derezinski**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

to 3069 W. Armitage Unit 2N
Chicago IL 60647

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainde and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): **13-36-302-048-1003**

PROPERTY ADDRESS(ES): **3069 West Armitage Ave Unit 2N, Chicago, IL, 60647**

IN WITNESS WHEREOF, said party of the first part has caused by attorney-in-fact, the day and year first above written.

FIRST AMERICAN TITLE order #

2390760
1071

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Federal Home Loan Mortgage Corporation

Katherine G. Hill
By: Pierce & Associates as Attorney-in-Fact

STATE OF ILL)
COUNTY OF COOK) SS

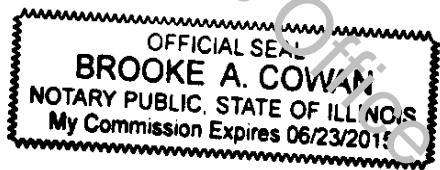
I, BROOKE A. COWAN, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KATHERINE G. HILL personally known to me to be the Pierce & Associates as Attorney-in-Fact for Federal Home Loan Mortgage Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as the attorney-in-fact, (s)he signed and delivered the said instrument their free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth.

SIGNED OR ATTESTED BEFORE ME this 27 day of December, 2012.

BROOKE A. COWAN
NOTARY PUBLIC

My commission expires: 11/23/15

This Instrument was prepared by
PIERCE & ASSOCIATES, P.C.,
14930 S. Cicero, Suite 2A, Oak Forest, IL 60452
BY: Justin Domingo



PLEASE SEND SUBSEQUENT TAX BILLS TO:
Paul Dereziński
3069 West Armitage Ave, Unit 2N
Chicago, IL 60647

REAL ESTATE TRANSFER		01/22/2013
CHICAGO:		\$1,237.50
CTA:		\$495.00
TOTAL:		\$1,732.50

13-36-302-048-1003 | 20121201606107 | YF9DHR

REAL ESTATE TRANSFER		01/22/2013
COOK:		\$82.50
ILLINOIS:		\$165.00
TOTAL:		\$247.50

13-36-302-048-1003 | 20121201606107 | K9PY4F

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EXHIBIT A

UNIT NO. 2N IN THE ARMITAGE SQUARE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 4 AND 5 IN BLOCK 1 IN S. DELAMATER'S SUBDIVISION OF THE EAST 128 FEET OF THE WEST 19 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717822007, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Proprietary of Cook County Clerk's Office