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UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

Ultimate Solutions Group LLC 3519 North Oak Park Avenue Chicago, IL 60634

MAIL RECORDED DEED TO:

Roger Kotecki
Attorney at Law
2S 754 Winchester Ci. #2
Warrenville, IL 60555-2568



Doc#: 1305233039 Fee: \$40.00 Karen A. Yarbrough RHSP Fee: \$10.00 Cook County Recorder of Deeds
Date: 02/21/2013 11:15 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, Federal Home Loan Mor.gag: 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:

Ultimate Solutions Group LLC, of 3519 N Oak Park Ave Chicago, IL 60634, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 7205-2, IN WEST TOUHY AND NORTH DAMEN CONDOMINICAS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 11 (EXCEPT THE NORTH 35 FEET) AND LOT 12 (EXCEPT THE NORTH 35 FEET AND THE EAST 35 FEET) IN BLOCK 4 IN TOUHY'S ADDITION TO ROGER'S PARK BEING A SUBDIVISION OF BLOCKS 3 AND 4 IN ROGERS PARK IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED ON DECEMBER 7, 2006 AS DOCUMENT 0634115045 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS CRIDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 11-30-418-040-1008

PROPERTY ADDRESS: 7205 N. Damen Avenue Unit #2, Chicago, IL 60626

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 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, 1L 60606-4650
AttarSearch Departme **Decial Warranty Deed: Page 1 of 2

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. Special Warranty Deed - Continued Deed - Continued Deed - Continued Deed

Dated this	JAN 1 0 2013	_
COUNTY OF Lythe Matt	a undersigned, a Notary Public in and for New J. ROSenburg Attorney in Fact for Federal On(s) whose name(s) is/are subscribed to the foothat he/she/they signed, sealed and delivered the sain set forth.	Federal Horse Loan Mortgage Corporation By: Matthew J. Rosenbur Attorney in Fact said County, in the State aforesaid, do hereby certify that al Home Loan Mortgage Corporation, personally known to me to be regoing instrument, appeared before me this day in person, and id instrument, as his/her/their free and voluntary act, for the uses and
	Given under my hand and not	ariai scal, this
		Notary Public My conmission expires:
•	the provisions of ne Real Estate Transfer Act Date Agent.	CFFICIAL SEAL KAZE NICHOLS NOTARY RISUD - STATE OF ILLINOIS MY COMMISSION CARIRES:02/18/15

REAL ESTATE TRANSFER		
СООК	\$28.00	
ILLINOIS:	\$56.00	
TOTAL:	\$84.00	
	COOK ILLINOIS:	

REAL ESTATE T	02/08/2013		
	CHICAGO:	\$420.00	
	CTA:	\$168.00	
	TOTAL:	\$588.00	
11-30-418-040-1008 20130101600987 C8C596			