

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 Cir #2
Warrenville, IL 60555-2508



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

120297327602

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:

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 CONDOMINIUMS 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 UNDIVIDED 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, 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.

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INT AB

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

