UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

Bradley Taylor and Denice Taylor

104 PRATT Bund

Koselu Il 60177

MAIL RECORDED DEED TO:
ROBERT J. GALGAN JR.

340 W. BUTTERFIELD ROAD #1A ELMHURST, IL 00126-5068



Doc#: 1316433099 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 06/13/2013 09:53 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, Federal Home Loan Viortgage Corporation, of 5000 Plano Parkway Carrollton, TX 75010-, a corporation organized and existing under the laws of The Unit of 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) Bradley Taylor and Denice Taylor, has borded a with the County of Cook, State of Illinois, to wit:

LOTS 13, 14, 15 IN BLOCK 14 IN N.O. SHIVELY & COMPANY'S ROSELLE HIGHLANDS, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 07-34-115-010-0000 / 011-0000 / 012-0000

PROPERTY ADDRESS: 104 Pratt Blvd., Roselle, IL 60172

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 crurged, 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, luilding line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; Irainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

REAL ESTATE TRANSFER		05/30/2013
	СООК	\$226.75
	ILLINOIS:	\$453.50
	TOTAL:	\$680.25

07-34-115-011-0000 | 20130501607884 | JR80CG

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

UNOFFICIAL COPY

Special Warranty Deed - Continued

Dated this	MAY 0 1 2013	
Dated this		
		Federal Home Loan Mortgage Corporation
		By: Brian Tracy
		Attorney in Fact
STATE OF Illinois) ss.	\mathcal{O}
COUNTY OF DuPage)	
I, the undersigne	d, a Notar Public in and for s	aid County, in the State aforesaid, do hereby certify that
Brian Tracy the same person(s) whose	name(s) is/are subscribed to the for	Home Loan Mortgage Corporation, personally known to me to be egoing instrument, appeared before me this day in person, and
acknowledged that he/she/th	ey signed, sealed and delivered the said	l instrument, as his/her/their free and voluntary act, for the uses and
purposes therein set forth.	0_	rial seal this MAY O TOPHS
	Given under my han and nota	rial seal, this
		Notary Public
/		My commission expires:
Exempt under the provision	s of	⁹ Dx.
Section 4, of the Real Estate	e Transfer ActDate Agent.	
	Agont.	CFFICIAL SEAL JAMEL SOLIS
	\	NOTARY FUELIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:05/05/15
		
		1/5.
		CV