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1319835142D

Doc#: 1319835142 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2013 02:39 PM Pg: 1 of 2

PREPARED BY:

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

MAIL TAX BILL TO:

Gregory W Eftax and William P Eftax
2035 BRENTWOOD RD
NORTHBROOK, IL 60062 -

MAIL RECORDED DEED TO:

Patrick J. Anderson
5 Rescue Dr. Suite 200
Northbrook, IL 60062

120297332686

SPECIAL WARRANTY DEED

1/1
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(S) Gregory W Eftax and William P Eftax, of 2035 Brentwood Northbrook, IL 60062-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 1030 BUILDING NUMBER 11, IN PHEASANT CREEK CONDOMINIUM NUMBER 3, AS DELINEATED ON SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO A PARCEL), LOT 'B' IN WHITE PLAINES UNIT NUMBER 7, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 2, 1977 AND KNOWN AS TRUST NUMBER 1068750 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS, AS DOCUMENT 23959365, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN PHEASANT CREEK ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, DATED MARCH 5, 1974 AND RECORDED MARCH 8, 1974 AS DOCUMENT 22648909 AS AMENDED FROM TIME TO TIME, AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 2, 1977 AND KNOWN AS TRUST NUMBER 1068750 TO GERALDINE GANG DATED APRIL 22, 1978 AND RECORDED JUNE 6, 1978 AS DOCUMENT 24478465, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 04-08-200-033-1057

PROPERTY ADDRESS: 1030 Sussex Drive, Northbrook, IL 60062

SPS
Y
2
N
SCY
INT

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.

Attorneys' Title Guaranty Fund, Inc.

1 S. Wacker Dr., STE 2400

Chicago, IL 60606-4650

Attn: Search Department

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Special Warranty Deed - Continued

Dated this

JUN 06 2013

6-6-13

Federal Home Loan Mortgage Corporation

Matthew J. Rosenberg

By

Matthew J. Rosenberg
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 Matthew J. Rosenberg 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

JUN 06 2013



Matthew J. Rosenberg
Notary Public

My commission expires:

2/18/15

~~Exempt under the provisions of Section 4, of the Real Estate Transfer Act _____ Date _____ Agent.~~



REAL ESTATE TRANSFER	06/24/2013
 COOK	\$107.50
 ILLINOIS:	\$215.00
TOTAL:	\$322.50

04-08-200-033-1057 | 20130601606697 | 88MZ14