UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

Ali Ferozpurwala

2346 Motion Ave Fremont, CA 94530

MAIL RECORDED DEED TO:

aw offices of Elimacold 211 W. Wacker Missite 1250 Thicago, II waldold



Doc#: 1320335060 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 07/22/2013 10:03 AM Pg: 1 of 2

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, G.P. ANTS, CONVEYS AND SELLS to THE GRANTEE(S) Ali Ferozpurwala, of 2346 Marion Av. Fremont, CA 94539-, all interest in the following described real estate situated

in the County of Cook, State of Illinois, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS LOT 9 (EXCEPT THE NORTH 1 FOOT 11 INCHES THEREOF) AND THE NORTH 1 FOOT 3 INCHES OF LOT 10 IN WATSON AND BARTLETT'S SUBDIVISION OF BLOCK 8 IN CIRCUIT COURT PARTITION OF THE EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSTATE 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID BLOCK 8 TAKEN OR USED FOR RAILROAD AND STREETS) IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-25-430-031-0000

PROPERTY ADDRESS: 7822 S. Yates Blvd., Chicago, IL 60649

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

REAL ESTATE TRANSFER			07/03/2013
		соок	\$7.50
		ILLINOIS:	\$15.00
		TOTAL:	\$22.50

20-25-430-031-0000 | 20130601608907 | GCUB58

REAL ESTATE TRANSFER 07/03/2013		
	CHICAGO:	\$112.50
	CTA:	\$45.00
	TOTAL:	\$157.50
20-25-430-031-0	000 2013060160890	7 MGUKWM

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	_
000	Federal Home Loan Mortgage Corporation Matthew J. Rosenburg By: Mttorney in Fact
STATE OF Illinois) SS.	<i>'</i>
I, the undersigned, a Notary Public in and for Notary Public in and for Attorney is Fact for Feder the same weekless whose name(s) is/are subscribed to the for	said County, in the State aforesaid, do hereby certify that ral Home Loan Mortgage Corporation, personally known to me to be oregoing instrument, appeared before me this day in person, and aid instrument, as his/her/their free and voluntary act, for the uses and starial seal, this Notary Public My commission expires:
Exempt under the provisions of Section 4, of the Real Estate Transfer ActDate Agent.	OFFICIAL SEAL A 1'E NICHOLS NOTARY SUSHING STATE OF ILLINOIS MY COMMUNISION EXPIRES:02/18/15