

UNOFFICIAL COPY



1324226043

Doc#: 1324226043 Fee: \$40.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/30/2013 10:53 AM 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:

Chester David Group, Inc
2302 W. North Ave.
Chicago, IL 60647

MAIL RECORDED DEED TO:

MARK A. RITZMAN
221 E. ILLINOIS ST.
PO BOX 564
Wheaton, IL 60617

130297336881

1/1

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(S) Chester David Group, Inc, of 2302 W. North Avenue Chicago, IL 60647-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 14 IN BLOCK 7 IN BURNSIDE A SUBDIVISION IN THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 25-03-431-030-0000
PROPERTY ADDRESS: 9426 S. Champlain Avenue, Chicago, IL 60619

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

S Y
P 2
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INT D

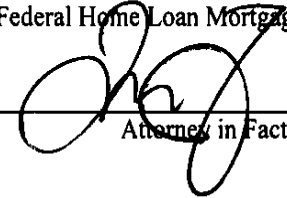
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Special Warranty Deed - *Continued*

JUL 16 2013

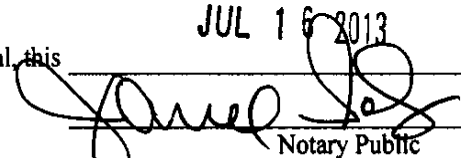
Dated this _____

Federal Home Loan Mortgage Corporation

By:  **Brian Tracy**
 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 Brian Tracy 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 JUL 16 2013

 Notary Public
 My commission expires: _____



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

REAL ESTATE TRANSFER		08/15/2013
	COOK	\$14.50
	ILLINOIS:	\$29.00
	TOTAL:	\$43.50
25-03-431-030-0000 20130801600164 LFZ5DX		

REAL ESTATE TRANSFER		08/15/2013
	CHICAGO:	\$217.50
	CTA:	\$87.00
	TOTAL:	\$304.50
25-03-431-030-0000 20130801600164 036QVS		