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Doc#: 1401542023 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/15/2014 11:36 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

PREPARED BY AND MAIL TO:

John N. Farrell
Farrell, Tracy & Farrell
10610 South Cicero Avenue
Oak Lawn, IL 60453

THIS AGREEMENT, made and entered into this 26th day of November, 2013, by and between Freedom Mortgage Corporation, a bank institution created and existing under and by virtues of the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part and Samoila A. Gabor and Octavia D. Duncea Gabor, party of the second part, *as tenants in common, not as joint tenants or tenants by the entirety.*

WITNESSETH that for and in consideration of the sum of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby grant, bargain, sell, convey and confirm onto the said party of the second part, the following described real estate, commonly known as 2120 W. 71st Place, Chicago, IL 60636 which is legally described as follows:

(See Attached Legal Description)

Being the same property acquired by the party of the first part by foreclosure proceeding.

SAID CONVEYANCE is made subject of all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property, as SUBJECT to any state of facts which an accurate survey of said property would show.

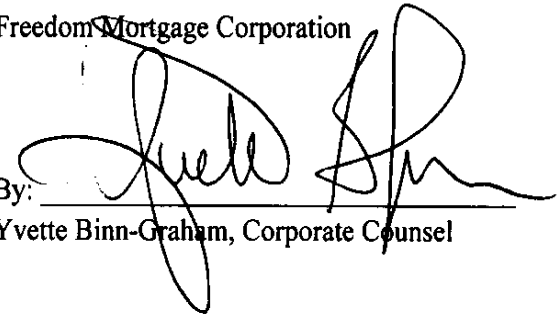
AND THE SAID party of the first part does hereby covenant with the said party of the second part that it has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner unencumbered or charges, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend. Subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building lines, and use and 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.

FNIN
70 W MADISON STE 1600
CHICAGO IL 60602

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IN WITNESS WHEREOF, the undersigned has set his/her hand and seal for and on behalf of the Freedom Mortgage Corporation.


Freedom Mortgage Corporation

 By: _____
 Yvette Binn-Graham, Corporate Counsel

STATE OF New Jersey)
) SS
 COUNTY OF Burlington)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Yvette Binn-Graham who is personally well know to me and known to be the person who executed the foregoing instrument bearing the date November 26th, 2013, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of Freedom Mortgage Corporation pursuant to authority given by the Board of Directors of said corporation.



Witness my hand and official seal this 26th day of November, 2013.


GWENLYN M OBERHOLTZER
 Commission # 2312352
 Notary Public, State of New Jersey
 My Commission Expires
 March 12, 2014


 Notary Public

MAIL TO:
Jam Salayon
Bryce Dwayne Laney LLC
2001 N. LaSalle St 2700
Chicago IL 60601

SEND SUBSEQUENT TAX BILLS:
Samila A. Gibson
1240 W. Farwell Unit 1A
Chicago IL 60626

| | | |
|---|---------------|----------------|
| REAL ESTATE TRANSFER | | 12/04/2013 |
|  | COOK | \$16.50 |
|  | ILLINOIS: | \$33.00 |
| | TOTAL: | \$49.50 |
| 20-30-104-034-0000 20131101606363 454VD1 | | |

| | | |
|---|---------------|-----------------|
| REAL ESTATE TRANSFER | | 12/04/2013 |
|  | CHICAGO: | \$247.50 |
| | CTA: | \$99.00 |
| | TOTAL: | \$346.50 |
| 20-30-104-034-0000 20131101606363 U1KK5N | | |

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LEGAL DESCRIPTION:

LOT 37 (EXCEPT THE WEST 21 FEET THEREOF), ALL OF LOT 38 AND THE WEST 3 FEET OF LOT 39 IN BLOCK 3 IN HERRON'S SUBDIVISION OF 50 ACRES IN THE EAST HALF OF THE NORTH QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 2120 W. 71st Place, Chicago, IL 60636

PIN: 20-30-104-034-0000

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

Property of Cook County Clerk's Office