

# UNOFFICIAL COPY



Doc#: 1401701021 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/17/2014 04:16 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:**  
Anna Nieves and Angel A Nieves  
2241 N. 74th Court  
Elmwood Park, IL 60707

**MAIL RECORDED DEED TO:**  
David D. Goss  
Attorney at Law  
205 W. Randolph, # 850  
Chicago, IL 60606

130297338850

## 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) Anna Nieves and Angel A Nieves, a single person, as Joint Tenants of 814 N Racine Chicago, IL 60642-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

\* Divorced & NY State removed

LOT 93 (EXCEPT THE NORTH 60 FEET THEREOF) OF HILL CREST BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, PLAT OF WHICH WAS RECORDED AS DOCUMENT 5467726 IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 12-36-211-003-0000  
**PROPERTY ADDRESS:** 2241 N. 74th Court, Elmwood Park, IL 60707

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.

|  |            |
|--|------------|
| <b>REAL ESTATE TRANSFER</b>  | 12/19/2013 |
|  <b>COOK</b>      | \$82.50    |
|  <b>ILLINOIS:</b> | \$165.00   |
| <b>TOTAL:</b>  | \$247.50   |

12-36-211-003-0000 | 20131101602522 | HPRTQP



Village of Elmwood Park  
Real Estate Transfer Stamp

825.00  
12/13

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

SY  
P 2  
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NTA

