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FIRST

File # 2528222

2012



Doc#: 1409318017 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/03/2014 08:59 AM Pg: 1 of 4

MAIL TO:

3 CLEARVIEW COURT
LEWNT IL 60439

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 28 day of February, 2014, between **Federal Home Loan Mortgage Corporation**, a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Casey Zagraniczny**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A



SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD. Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: **TO HAVE AND HOLD** the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): **28-24-103-052-0000**

PROPERTY ADDRESS(ES): **2964 Sussex Avenue, Markham, IL, 60428**

IN WITNESS WHEREOF, said party of the first part has caused by its Attorney in Fact, the day and year first above written.

REAL ESTATE TRANSFER		04/01/2014
	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00

4

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Federal Home Loan Mortgage Corporation

Katherine G. File
By Pierce & Associates, P.C. as
Attorney in Fact
Katherine G. File

STATE OF IL)
COUNTY OF COOK) SS

Exempt under provision of
Paragraph B, Section 31-45
Property Tax Code.

2/28/2014 Brooke A. Cowan
Date Buyer, Seller or Representative

I, Brooke A. Cowan, a notary public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that Katherine G. File, personally known to me to be the
Attorney in Fact for Federal Home Loan Mortgage Corporation, and personally known to me to
be the same person whose name is subscribed to the foregoing instrument, appeared before me
this day in person and severally acknowledged that as the Attorney in Fact, (s)he signed and
delivered the said instrument their free and voluntary act, and as the free and voluntary act and
deed for the uses and purposes therein set forth.

SIGNED OR ATTESTED BEFORE ME this 28 day of February, 2014.

Brooke A. Cowan
NOTARY PUBLIC

My commission expires: 11/23/15

This Instrument was prepared by
PIERCE & ASSOCIATES, P.C.,
1 North Dearborn, Suite 1300, Chicago, IL 60602
By: Jacqueline Konaszewski



PLEASE SEND SUBSEQUENT TAX BILLS TO:

CASEY ZAGRAWICZNY
3 CLEARVUE COURT
LEWISVILLE IL 60439



CITY OF MARKHAM
Water Stamp
Date 3-21-2014
\$ 50.00 **3256**

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EXHIBIT A

LOT 45 IN BLOCK 3 IN CANTERBURY GARDENS UNIT NUMBER 1, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: **2964 Sussex Avenue, Markham, IL 60428**

Property of Cook County Clerk's Office

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First American

First American Title Insurance Company
8707 West 95th Street
Hickory Hills, IL 60457
Phone: (708)430-2932
Fax: (866)596-4854

STATEMENT BY GRANTOR AND GRANTEE

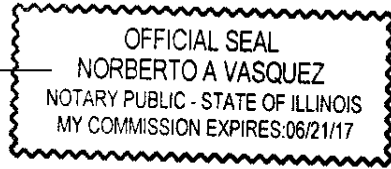
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 28, 2014

Signature: *Dawn Buchanan*
Grantor or Agent

Subscribed and sworn to before me by the said *abced*, affiant, on March 28, 2014.

Notary Public *[Signature]*



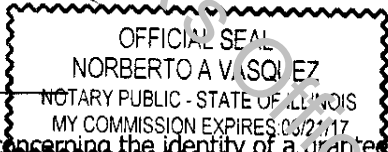
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: March 28, 2014

Signature: *Dawn Buchanan*
Grantee or Agent

Subscribed and sworn to before me by the said *abced*, affiant, on March 28, 2014.

Notary Public *[Signature]*



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)