UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

JP Investments & Management, LLC

540 Helen Dr.

Northbrook 3160062

MAIL RECORDED DEED TO:

JP Investments + Management

540 Helen Dry

Northbrook IL wor62



Doc#: 1413231187 Fee: \$40.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 05/12/2014 02:46 PM 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 United Stress 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) JP Investments & Management, LLC, an Illinois Limited Limited Limited Conference of 540 Helen Drive Northbrook, IL 60062, all interest in the following described real estate situated in the County of Cook, State Collinois, to wit:

PARCEL 1: THE EAST 32.66 FEET OF THE WEST 47.66 FEF (OF THE SOUTH 1/2 OF LOT 4 IN LAWRENCEWOOD GARDENS A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: AN UNDIVIDED 1/16TH INTEREST IN THE WEST 15.0 FF2T OF SAID LOT 4 IN LAWRENCEWOOD GARDENS.

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF LARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS DATED FEBRUARY 14, 1962 RECORDED FLBRUARY 15, 1962 AS DOCUMENT 18402993 FOR INGRESS AND EGRESS.

PERMANENT INDEX NUMBER: 10-30-125-061-0000

PROPERTY ADDRESS: 7889 N. Nordica Avenue, Niles, IL 60714

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or soffered 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 N SC Y AIT D

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Special Warranty Deed - Continued

Dated this	
A Suited tillis	_
	Federal Home Loan Mortgage Corporation
<i>y</i> 0	By: Matthew J. Rosenburg
STATE OF Illinois	Attorney in Fact/
COUNTY OF DuPage) SS.	,
the same person(s) whose name(s) is/are subscribed to the for	said County, in the State aforesaid, do hereby certify that Home Loan Mortgage Corporation, personally known to me to be egoing instrument, appeared before me this day in person, and
acknowledged that he/she/they signed, sealed and delivered the said purposes therein set forth.	d inctannent, as his/her/their free and voluntary act, for the uses and
Given under my hand and note	rial seal, this Notary Public 97
SO STE SIEGERT E OF ILLIAN	My commission expires:
Exempt under the provisions of Section 4, of the Real Estate Transfer Act Agent.	
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	COOK \$59.50 ILLINOIS: \$119.00 TOTAL: \$178.50
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