

# UNOFFICIAL COPY

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**PREPARED BY:**

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15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

**MAIL TAX BILL TO:**

JP Investments & Management, LLC  
540 Helen Dr.  
Northbrook IL 60062

**MAIL RECORDED DEED TO:**

JP Investments + Management  
540 Helen Dr.  
Northbrook IL 60062



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 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) JP Investments & Management, LLC, an Illinois Limited Liability Company, of 540 Helen Drive Northbrook, IL 60062, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: THE EAST 32.66 FEET OF THE WEST 47.66 FEET 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 FEET OF SAID LOT 4 IN LAWRENCEWOOD GARDENS.

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS DATED FEBRUARY 14, 1962 RECORDED FEBRUARY 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 offered 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

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P 12  
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