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14135411400

PREPARED BY:

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

Doc#: 1413541140 **Fee:** \$40.00
RHSP Fee: \$9.00 **RPRF Fee:** \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/15/2014 02:53 PM **Pg:** 1 of 2

MAIL TAX BILL TO:

Hardik Saraiya
160 E. ILLINOIS St #1205
CHICAGO, IL 60601

MAIL RECORDED DEED TO:

HARDIK SARAIYA
160 E. ILLINOIS #1205
CHICAGO, IL 60601

130297338696

1/2

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) Hardik Saraiya, of 130 South Canal, Apt. 711 Chicago, IL 60606, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 1205 IN AVENUE EAST CONDOMINIUM AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 1/2 OF LOT 10 AND ALL OF LOTS 11 AND 12 IN THE SUBDIVISION OF BLOCK 18 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR AVENUE EAST CONDOMINIUM RECORDED SEPTEMBER 10, 2007 AS DOCUMENT 0725315094, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE LIMITED COMMON ELEMENT NO. P-629, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT NO. 6, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSOR AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

PERMANENT INDEX NUMBER: 17-10-126-011-1066
PROPERTY ADDRESS: 160 E. Illinois Street Unit #1205, Chicago, IL 60611


Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr. Special Warranty Deed: Page 1 of 2
Chicago, IL 60606-4650
Attn: Search Department



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Special Warranty Deed - *Continued*

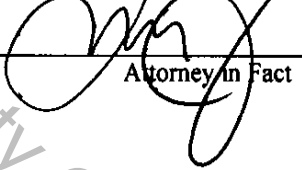
GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises 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.

REAL ESTATE TRANSFER		05/07/2014
	CHICAGO:	\$2,625.00
	CTA:	\$1,050.00
	TOTAL:	\$3,675.00
17-10-126-011-1066 20140501601045 WN4TY1		

REAL ESTATE TRANSFER		05/07/2014
 	COOK	\$175.00
	ILLINOIS:	\$350.00
	TOTAL:	\$525.00
17-10-126-011-1066 20140501601045 9B7T87		

Dated this MAR 27 2014

Federal Home Loan Mortgage Corporation

by  Brian Tracy
Attorney in Fact

STATE OF Illinois)
) SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Brian Tracy Attorney in Fact for Federal Home Loan Mortgage Corporation, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this MAR 27 2014

Notary Public
My commission expires: _____

Exempt under the provisions of _____
Section 4, of the Real Estate Transfer Act _____ Date
_____ Agent.

