

# UNOFFICIAL COPY

2549360  
FIRST AMERICAN TITLE



Doc#: 1419818013 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/17/2014 09:05 AM Pg: 1 of 4

MAIL TO:

NANCY N. SANDER  
8531 SCHOOL  
MORTON GROVE, IL 60053

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 21 day of June, 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 **Gerald Kudanian**, 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): **11-29-307-025-1008**

PROPERTY ADDRESS(ES): **1421 West Birchwood Avenue Unit 1W, Chicago, IL, 60626**

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 08-Jul-2014

CHICAGO:	1,012.50
CTA:	405.00
TOTAL:	1,417.50

11-29-307-025-1008 | 20140701610545 | 2-084-383-904

REAL ESTATE TRANSFER TAX 08-Jul-2014

COUNTY:	67.50
ILLINOIS:	135.00
TOTAL:	202.50

11-29-307-025-1008 | 20140701610545 | 1-577-304-192

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Federal Home Loan Mortgage Corporation



By Pierce & Associates, P.C. as Attorney in Fact  
Eddy Copot

STATE OF Ill )  
COUNTY OF Cook ) SS

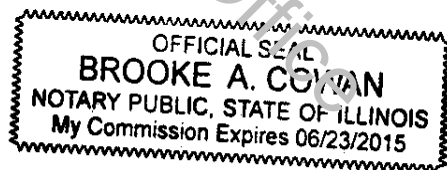
I, Brooke A. Cowan, notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eddy Copot, personally known to me to be the Attorney in Fact for Federal Home Loan Mortgage Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing 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 22 day of June, 2014

  
NOTARY PUBLIC

My commission expires: 6/23/15

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:

GERALD KUDANIAN  
1421 W. BIRCHWOOD #1W  
CHICAGO, IL 60626

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## EXHIBIT A

UNIT 1421-1W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BRIRCHWOOD BEACH CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0522418086, IN SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: **1421 West Birchwood Avenue, Unit 1W, Chicago, IL 60626**

Property of Cook County Clerk's Office