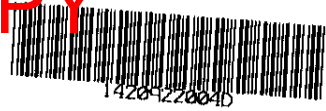


UNOFFICIAL COPY



1420922004

Doc#: 1420922004 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/28/2014 08:24 AM Pg: 1 of 2

PREPARED BY:

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

MAIL TAX BILL TO:

Gabriel Guzman and Ymelda Guzman
7812 W. 79th St.
Chicago, IL 60623

MAIL RECORDED DEED TO:

Gabriel Guzman and Ymelda Guzman
7812 W. 79th St.
Chicago, IL 60623

130297341688

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), Gabriel Guzman and Ymelda Guzman of , 7109 S Sholer Ave Bridgeview, IL 60455- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 2 EAST IN DAMIAN'S PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN SZKIRPAN'S 14TH RESUBDIVISION OF LOTS 24,25,26,27,28,29,30 AND 31 AND THE SOUTH HALF OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS IN FRANK DE LUGACH'S 79TH STREET HIGHLANDS, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97955828 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ALSO, THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE G-2, LIMITED COMMON ELEMENT, AS DELINEATED ON THE DECLARATION AND SURVEY AFORESAID.

PERMANENT INDEX NUMBER: 18-25-312-032-1003

PROPERTY ADDRESS: 7812 W. 79th Street Unit #2E, Bridgeview, IL 60455

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 TAX

22-Jul-2014



COUNTY: 49.00
ILLINOIS: 98.00
TOTAL: 147.00

18-25-312-032-1003 | 20140701609586 | 0-152-105-088

First Title Guaranty Fund, Inc.

100 N. LAUREL ST. STE 2400

CHICAGO, IL 60610-3650

773-333-3333

UNOFFICIAL COPY

Dated this JUN 10 2014

Property of Cook County Clerk's Office

Federal Home Loan Mortgage Corporation

Brian Tracy

By:

Codilis & Associates, P.C., its 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

JUN 10 2014
[Signature]
Notary Public
My commission expires: _____

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

