UNOFFICIAL COPY

PREPARED BY:

Codilis & Associates, P.C. Brian P. Tracy, Esq. 15W030 N. Frontage Rd. Burr Ridge, IL 60527

MAIL TAX BILL TO: <u>William J Sullivan</u> 231 N Prospect Ave Park Ridge, II 60068

MAIL RECORDED DEED TO:

William J Sullivan
231 N Prospect Ave
Park Ridge, II 60068



Doc#: 1425422032 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/11/2014 09:22 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, Federal Honce Loan Mortgage Corporation, of 5000 Plano Parkway Carrollton, TX 75010- , a corporation organized and existing und π the laws of United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in 'tar d paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) , William J Sullivan

231 N Prospect Ave Park Ridge, IL 60068- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 31 IN BLOCK 24 IN CROSBY AND OTHER'S SUBCAVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-25-405-013-0000

PROPERTY ADDRESS: 2729 N. Maplewood Avenue, Chicago, IL o0647

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 enc imbered 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 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			10-Sep-2014
		COUNTY:	97.50
		ILLINOIS:	195.00
U		TOTAL:	292.50
13-25-405-013-0000 20140401603543		0-008-561-792	

REAL ESTATE TRA	10-Sep-2014	
	CHICAGO:	1,462.50
	CTA:	5 85.00
	TOTAL:	2,047.50
13-25-405-013-000	0 20140401603543	2-130-879-616

1425422032 Page: 2 of 2

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Dated this AUG 2 5 2014	-
	Federal Home Loan Mortgage Corporation
	By: delta
STATE OF Hingin	Codilis & Associates, P.C., its Attorney in Fact
STATE OF Illinois) SS.	Jennifer Hayes
COUNTY OF DuPage)	
Attorney in Fact for Federa the same person(s) whose name(s) is/are-sub cribed to the for acknowledged that he/she/they signed, sealed and drivered the sai purposes therein set forth. Given under my hand and note	said County, in the State aforesaid, do hereby certify that all Home Loan Mortgage Corporation, personally known to me to be regoing instrument, appeared before me this day in person, and id instrument, as his/her/their free and voluntary act, for the uses and arial seal, this Notary Public My commission expires: Notary Public
Exempt under the provisions of Section 4, of the Real Estate Transfer Act Date	OFFICIAL SEAL
Agent.	NNA MARIE RUBEN NO PAP, PLOBIC - STATE OF ILLINOIS MY COMMISSION EXPOSES
	MY COMMISSION EXPIRES:12/14/15