

UNOFFICIAL COPY

PREPARED BY:

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



Doc#: 1430416080 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/31/2014 03:53 PM Pg: 1 of 2

MAIL TAX BILL TO:

Hemantkumar Patel and Nita Patel
519 Sequoia Trail
Roselle, IL 60172

MAIL RECORDED DEED TO:

Jonathan Veld
900 E. Northwest Hwy,
Mt. Prospect, IL 60056

130297338463

SPECIAL WARRANTY DEED

1/2

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) , Hemantkumar Patel and Nita Patel, *husband and wife, as tenants by the entirety,* of , 1033 Charlela Lane Apt 110 Elk Grove Village, IL 60007- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to w t:

LOT 123 IN THE TRAILS UNIT 2 BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 1972 AS DOCUMENT 21870672 IN THE COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 07-35-310-006-0000
PROPERTY ADDRESS: 519 Sequoia Trail, Roselle, IL 60172

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 31-Oct-2014



| | |
|-----------|--------|
| COUNTY: | 102.50 |
| ILLINOIS: | 205.00 |
| TOTAL: | 307.50 |

07-35-310-006-0000 | 20141001640369 | 1-386-676-864

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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Dated this _____

Federal Home Loan Mortgage Corporation

By: *Jennifer Hayes*
 Codilis & Associates, P/C., its Attorney in Fact
 Jennifer Hayes

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 Jennifer Hayes 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 _____
Jennifer Hayes
 Notary Public
 My commission expires: _____

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

Cook County Clerk's Office