

# UNOFFICIAL COPY

**PREPARED BY:**

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



**MAIL TAX BILL TO:**

C and M Property Holdings LLC  
7243 N Western Avenue  
Chicago, IL 60645

**Doc#:** 1431619142 **Fee:** \$42.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 11/12/2014 02:45 PM Pg: 1 of 3

**MAIL RECORDED DEED TO:**

Rosenthal Law Group LLC  
3700 W. Devon Avenue  
Suite E  
Lincolnwood, IL 60712

130297341094

## SPECIAL WARRANTY DEED

*Handwritten initials*

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) , C and M Property Holdings LLC of 7243 N. Western Avenue, Chicago, IL 60645, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 1N AND P-4 PARKING, IN THE 2218 W. THOME CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 9 IN BLOCK 9 IN WILLIAM L. WALLEN'S RESUBDIVISION OF THE VACATED WILLIAM L. WALLEN'S FABER ADDITION TO NORTH EDGEWATER, A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 10, 2007 AS DOCUMENT 0728315014, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 14-06-108-019-1001 and 14-06-108-019-1010

**PROPERTY ADDRESS:** 2218 W. Thome Avenue Unit #1N, Chicago, IL 60659

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.

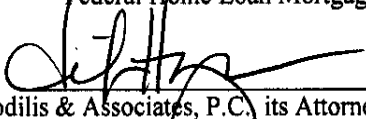
Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

Dated this 9/24/14

# UNOFFICIAL COPY

Dated this \_\_\_\_\_

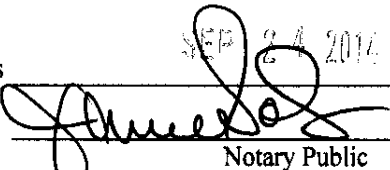
Federal Home Loan Mortgage Corporation

By:  \_\_\_\_\_  
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

 \_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

SEP 24 2014

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



**REAL ESTATE TRANSFER TAX** 10-Nov-2014



COUNTY:	60.00
ILLINOIS:	120.00
TOTAL:	180.00

14-06-108-019-1001 | 20141001641277 | 1-010-049-664

**REAL ESTATE TRANSFER TAX** 10-Nov-2014



CHICAGO:	900.00
CTA:	360.00
TOTAL:	1,260.00

14-06-108-019-1001 | 20141001641277 | 1-546-920-576

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

Jennifer Hayes

states that ~~he~~ she resides at 15W030N Fontage Rd, Burr Ridge, IL, being duly sworn on oath, that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
-OR-  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use or right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

*Jef Hayes*

SUBSCRIBED and SHOWN to before me this 24 day of Sept

*Janel Solis*

18-2011  
OFFICIAL SEAL  
JANEL SOLIS  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 05/01/15  
Attorney in Fact  
Jennifer Hayes

Codilis & Associates, P.C.