

UNOFFICIAL COPY

PREPARED BY:

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



Doc#: 1435339050 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/19/2014 03:16 PM Pg: 1 of 3

MAIL TAX BILL TO:

Macario Vega
3026 BRIGHT #2A
FRANKLIN PARK
60131

MAIL RECORDED DEED TO:

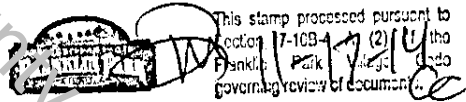
MILVA GLORIA NDIAK
2320 W. LAKE
MELROSE PARK, IL
60160

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), Macario Vega of , 3026 Bright Street Apt 2A Franklin Park, IL 60131- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE NORTH 10 FEET OF LOT 38, LOT 39 AND THE SOUTH 10 FEET OF LOT 40 IN BLOCK 10 IN 4TH ADDITION TO FRANKLIN PARK, A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 LYING NORTH OF THE CENTER OF GRAND AVE. SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 12-28-122-060-0000
PROPERTY ADDRESS: 2922 N. Louis Street, Franklin Park, IL 60131



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.
CERTIFY THIS TO BE A TRUE
& EXACT COPY OF THE ORIGINAL
by Karla Hanbury
Staff

REAL ESTATE TRANSFER TAX

18-Dec-2014



COUNTY:	50.75
ILLINOIS:	101.50
TOTAL:	152.25

12-28-122-060-0000 | 20141101644718 | 0-500-296-320

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4850
Attn: Search Department

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Dated this NOV 13 2014

Property of Cook County Clerk's Office

Federal Home Loan Mortgage Corporation

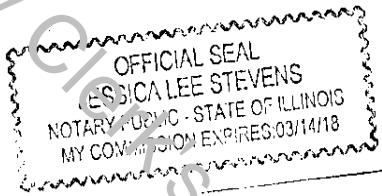
By: [Signature] Brian Tracy
Codilis & Associates, P.C., its Attorney in Fact

STATE OF Illinois)
COUNTY OF DuPage) SS.

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 NOV 13 2014
[Signature]
Notary Public
My commission expires: 3/14/18

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



Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Deputy

Jessica Steen being duly sworn on oath, states that Brian Tracy resides at 15 W. 030 N. Frontage Rd. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: Borr Ridge IL 60527

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 the land into parcels or tracts of five 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 one 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 as 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 two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-313, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

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

Brian Tracy

SUBSCRIBED and SWORN to before me this 13th day of Nov, 2014.

Jessica Lee Steen

