

# UNOFFICIAL COPY

**PREPARED BY:**

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



**MAIL TAX BILL TO:**

George Badillo  
4317 N Kenneth  
Chicago, Il 60641

Doc#: 1500919070 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/09/2015 09:55 AM Pg: 1 of 2

**MAIL RECORDED DEED TO:**

George Badillo  
4317 N Kenneth  
Chicago, Il 60641

## SPECIAL WARRANTY DEED

V//

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) , George Badillo 5% and Tim Harder 47.5% and Silvia B DiSera 47.5% as tenants in common of , 4317 N. Kenneth Chicago, IL 60641- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:


UNIT NUMBER 1A IN THE KEDVALE COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:



LOT 4 IN BLOCK 37 IN IRVING PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0628322073; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

**PERMANENT INDEX NUMBER:** 13-22-212-009-1001  
**PROPERTY ADDRESS:** 3853 N. Kedvale Avenue A1, Chicago, IL 60641

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		07-Jan-2015
	CHICAGO:	862.50
	CTA:	345.00
	TOTAL:	1,207.50
13-22-212-009-1001   20141201654724   1-836-058-240		

REAL ESTATE TRANSFER TAX		07-Jan-2015
	COUNTY:	57.50
	ILLINOIS:	115.00
	TOTAL:	172.50
13-22-212-009-1001   20141201654724   0-667-089-536		

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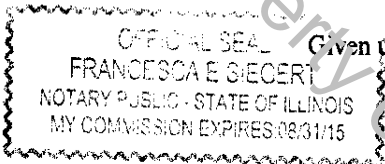
Dated this 12/19/14

Federal Home Loan Mortgage Corporation

By: Matthew J. Rosenberg  
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 Matthew J. Rosenberg 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

12/19/14  
[Signature]  
Notary Public  
My commission expires: 8/31/15

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

Property of Cook County Clerk's Office