

# UNOFFICIAL COPY



1501533049D

MAIL TO:  
Efigenio Garcia  
2932 S. 53rd Ave  
CICERO, IL 60804

Doc#: 1501533049 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/15/2015 12:32 PM Pg: 1 of 3

4800-571

FIRST AMERICAN

File # 2598902

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FEDERAL HOME LOAN MORTGAGE CORPORATION, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to Efigenio Garcia, address: 6548 South Sacramento Avenue, Chicago, IL 60629, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

THE SOUTH 10 FEET OF LOT 20 AND THE NORTH 20 FEET OF LOT 21 IN BLOCK 9 IN THE EAST CHICAGO LAWN BEING J.A. CAMPBELL'S SUBDIVISION OF THE SOUTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly Known as: 6548 South Sacramento Avenue, Chicago, IL 60629  
Parcel Identification No.: 19-24-119-037-0000

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for the 2014 and 2015 years and of subsequent year;
- (b) building set back lines, easements, covenants, conditions and/or restrictions of record;

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and

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- 2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said FEDERAL HOME LOAN MORTGAGE CORPORATION, has caused these presents to be signed on its behalf, this 4 day of January, 2015.

FEDERAL HOME LOAN MORTGAGE CORPORATION, by  
Hauselman, Rappin & Olswang, Ltd, by Power of Attorney

By: \_\_\_\_\_  
Name: DANIEL H. OLSWANG, Partner

STATE OF ILLINOIS  
COUNTY OF COOK

THIS INSTRUMENT WAS PREPARED BY:  
Hauselman, Rappin & Olswang, Ltd.  
29 E. Madison St., Suite 950  
Chicago, Illinois 60602

I, Jenny Torres a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that DANIEL H. OLSWANG, personally known to me to be a partner of Hauselman, Rappin & Olswang, Ltd., as Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION, a corporation organized and operating under the laws of the United States of America, on behalf of said corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 4 day of January, 2015

\_\_\_\_\_  
Notary Public

SELLER IS EXEMPT FROM PAYMENT OF STATE TAXES AND TAX STAMPS ON DEEDS 12 U.S.C. 1452(e)

SEND TAX BILLS TO:  
Eugenio Garcia  
2932 S. 53rd Ave  
Cicero, IL 60804

REAL ESTATE TRANSFER TAX		09-Jan-2015
	CHICAGO:	427.50
	CTA:	0.00
	TOTAL:	427.50
19-24-119-037-0000   20150101656093   1-826-719-360		

REAL ESTATE TRANSFER TAX		09-Jan-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
19-24-119-037-0000   20150101656093   1-888-541-312		

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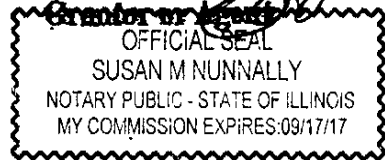
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 8, 20 15

Signature: [Signature]

Subscribed and sworn to before me  
By the said agent  
This 8 day of January, 20 15.  
Notary Public Susan M. Nunnally

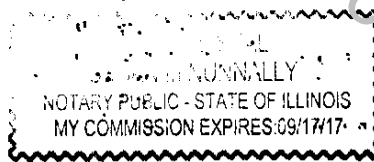


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date January 6, 20 15

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said agent  
This 6 day of January, 20 15.  
Notary Public Susan M. Nunnally



Note: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)