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First American Title

Order # 2612569



Doc#: 1502910026 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 01/29/2015 11:45 AM Pg: 1 of 3

MAIL TO:

JERRY T. BRANKIN
2232 STRATFORD AVE
WESTCHESTER IL 60154

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 5 day of JANUARY 2015, between **Federal Home Loan Mortgage Corporation** (5000 Plano Pkwy, Carrollton, TX 75010), a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Jerry T. Brankin** (2233 Stratford^{AVE}, Westchester, IL 60154), party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): **15-29-203-040-0000**

PROPERTY ADDRESS(ES): **2232 Stratford Avenue, Westchester, IL, 60154**

IN WITNESS WHEREOF, said party of the first part has caused by its Attorney in Fact, the day and year first above written.

REAL ESTATE TRANSFER TAX

26-Jan-2015



COUNTY: 169.00
ILLINOIS: 338.00
TOTAL: 507.00

15-29-203-040-0000 | 20141201654989 | 1-458-441-856

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EXHIBIT A

PARCEL 1: LOT 30 (EXCEPT THE SOUTH 13 FEET THEREOF), ALL OF LOT 31 AND THE SOUTH 1.5 FEET OF LOT 32 IN BLOCK 4 IN THE MANNHEIM ROAD AND 22ND STREET SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4, 1377.458 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION; THENCE EAST ALONG SAID NORTH LINE, 1377.458 FEET TO SAID NORTHEAST CORNER; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID NORTHEAST 1/4; THENCE WEST ALONG SAID SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 TO A POINT 1366.748 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4; THENCE NORTH TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 10 FEET OF THE VACATED ALLEY LYING WEST AND ADJOINING PARCEL 1.

Commonly Known As: **2232 Stratford Avenue, Westchester, IL 60154**

Property of Cook County Clerk's Office