

# UNOFFICIAL COPY

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**PREPARED BY:**

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



**Doc#:** 1507634076 **Fee:** \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/17/2015 02:48 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

Fabian Nava  
1617 S. Lombard Ave.  
Cicero, IL 60804

**MAIL RECORDED DEED TO:**

Fabian Nava  
1247 S. Lombard Ave.  
Cicero, IL 60804

**SPECIAL WARRANTY DEED**

1/2  
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) Fabian Nava , of , , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE SOUTH 33 FEET OF LOT 9 IN BLOCK 4 IN MANDELL AND HYMAN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 16-20-304-004-0000  
**PROPERTY ADDRESS:** 1617 S. Lombard Avenue, Cicero, IL 60804

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.

T O W N S H I P O F F I C E	Town of Cicero	Address: 1617 S LOMBARD AVT	<b>Real Estate Transfer Tax</b>
		Date: 11/06/2014	\$50.00
		Stamp #: 2014 314	Payment Type: check
		By: kcotton	Compliance #: Exempt

**REAL ESTATE TRANSFER TAX** 17-Mar-2015

	<b>COUNTY:</b>	46.00
	<b>ILLINOIS:</b>	92.00
	<b>TOTAL:</b>	138.00

16-20-304-004-0000 | 20150201661880 | 1-402-712-448

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

CCRD REVIEWER

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Special Warranty Deed - *Continued*

Dated this JAN 20 2015

Federal Home Loan Mortgage Corporation

By: *Jennifer Hayes*

**Codilis & Associates, P.C.** Attorney in Fact

**Jennifer Hayes**

STATE OF \_\_\_\_\_ )

) SS.

COUNTY OF \_\_\_\_\_ )

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

JAN 20 2015  
*Jennifer Hayes*  
Notary Public

My commission expires: \_\_\_\_\_

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

