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PREPARED BY:

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



15105350440

MAIL TAX BILL TO:

Stephan Gombis and Jessica Gombis
2519 S. Calumet Ave
Chicago, IL 60616

Doc#: 1510535044 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 04/15/2015 02:39 PM Pg: 1 of 3

MAIL RECORDED DEED TO:

Melanie Matiassek
1020 55 Place
Country Side - IL 60525

140297343670

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 the 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), Stephan Gombis and Jessica Gombis, HUSBAND+WIFE AS TENANTS BY THE ENTIRETY of , 221 E. Cullerton St. Unit 509 Chicago, IL 60616- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: THAT PART OF LOT 1 IN ANTONIO'S SUBDIVISION, BEING A RESUBDIVISION IN THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ANTONIO'S SUBDIVISION RECORDED APRIL 9, 2007 AS DOCUMENT NO. 0709906052, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 116.40 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST, 4.48 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 43 SECONDS WEST, 164.14 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL EXTENDED WEST FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 58 MINUTES 35 SECONDS EAST ALONG THE CENTER OF SAID PARTY WALL AND WESTERLY EXTENSION THEREOF, 49.70 FEET TO THE EAST FACE OF A BRICK BUILDING; THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST ALONG THE FACE OF SAID BUILDING, 19.98 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL; THENCE SOUTH 89 DEGREES 52 MINUTES 22 SECONDS WEST ALONG THE CENTER OF SAID PARTY WALL, 30.17 FEET TO THE CENTER OF A PARTY WALL; THENCE NORTH 00 DEGREES 00 MINUTES 43 SECONDS EAST ALONG THE CENTER OF SAID PARTY WALL, 4.17 FEET TO THE CENTER OF A PARTY WALL; THENCE NORTH 89 DEGREES 59 MINUTES 17 SECONDS WEST ALONG THE CENTER OF SAID PARTY WALL, 9.83 FEET TO THE WEST FACE OF SAID BUILDING PROJECTED SOUTH; THENCE NORTH 00 DEGREES 00 MINUTES 43 SECONDS EAST, 0.32 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE NORTH 89 DEGREES 59 MINUTES 17 SECONDS WEST ALONG THE FACE OF SAID BUILDING AND WESTERLY EXTENSION THEREOF, 9.70 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 43 SECONDS EAST, 15.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE GRANT OF ACCESS EASEMENT RECORDED AS DOCUMENT NO. 0713115096 AND IN GRANT OF ACCESS EASEMENTS: PHASE I RECORDED AS DOCUMENT NO. 0719715111 AND THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND PARTY WALL RIGHTS FOR THE EASTGATE VILLAGE HOMEOWNERS ASSOCIATION RECORDED AS DOCUMENT NO 0713115097 AND AS AMENDED FROM TIME TO TIME, AND THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS FOR THE TOWNHOMES AT EASTGATE VILLAGE TOWNHOUSE ASSOCIATION, RECORDED AS DOCUMENT NUMBER NO. 0719715113 AND AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, ACROSS AND UPON THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF ACCESS EASEMENT DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT 0610118091 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, L.L.C.

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PARCEL 4: NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR UTILITY PURPOSES UNDER, THROUGH AND ACROSS THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF UTILITY-EASEMENT DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT NO. 0610118089 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, L.L.C.

PERMANENT INDEX NUMBER: 17-27-129-041-0000

(17-27-129-003/004 underlying)

PROPERTY ADDRESS: 2519 S. Calumet Avenue, Chicago, IL 60616

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 13-Apr-2015



CHICAGO:	2,205.00
CTA:	882.00
TOTAL:	3,087.00

17-27-129-041-0000 | 20150301668716 | 0-596-244-864

REAL ESTATE TRANSFER TAX 13-Apr-2015



COUNTY:	147.00
ILLINOIS:	294.00
TOTAL:	441.00

17-27-129-041-0000 | 20150301668716 | 1-975-289-216

