

# UNOFFICIAL COPY



Doc#: 1520919105 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/28/2015 11:45 AM Pg: 1 of 3

MAIL TAX  
STATEMENT TO:

Michael & Christine Burns  
Unit B  
10453 S. Kedzie  
Chicago IL 60655

SPECIAL WARRANTY DEED - Tenants by the Entirety  
Asset ID No. 1139239

The Grantor, **Federal Home Loan Mortgage Corporation** organized and existing under the laws of the United States of America, for and in consideration of **One Hundred Sixty-five Thousand and 00/100 Dollars (\$165,000.00)** and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **Michael Burns and Christine Burns, husband and wife, not as tenants in common or joint tenants, but as Tenants by the Entirety, 10510 S. Ridgeland Ave., Apt. 11, Chicago, IL 60415** the following described premises:

(See Attached Exhibit "A")

NOTE: For informational purposes only, this land is commonly known as:  
10453 S. Kedzie Ave., Unit B, Chicago, IL 60655

Permanent Index Number: 24-13-104-062-0000

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The warranties given herein are limited to the acts of the Grantor. Subject to easements, reservations and restrictions, if any, of record. Subject to all general unpaid real estate taxes.

Grantee accepts conveyance of the premises in "as is" condition and acknowledges that Grantor has made no representation, warranties or guarantees as to the condition of said premises.

CCRD REVIEWER 

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Dated: July 23 2015

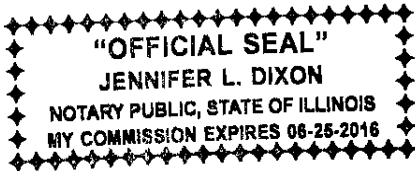
Federal Home Loan Mortgage Corporation

By: Heavner, Beyers & Mihar, LLC as Attorney-in-Fact  
By: X Richard L. Heavner  
Its: Managing Member

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Macou )

I, Jennifer L. Dixon, a Notary Public in and for said County, DO HEREBY CERTIFY that Richard L. Heavner as Managing Member of Heavner, Beyers & Mihar, LLC, as Attorney-in-Fact Federal Home Loan Mortgage Corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Managing Member, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said Corporation, being thereunto authorized, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 23<sup>rd</sup> day of July, A.D., 2015.



Jennifer L. Dixon  
Notary Public

DOCUMENTARY STAMP	
"exempt under provisions of Paragraph "b", Section 31-45, Property Tax Code (35 ILCS 200/31-45)."	
<u>7/23/15</u>	<u>X Richard L. Heavner</u>
Date	Buyer, Seller or Representative

Real Estate Transfer Stamp  
\$1,237.50  
Batch 10,273,919

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**  
Richard L. Heavner of Heavner, Beyers & Mihar, LLC, Attorneys  
145 South Water Street, Decatur, IL 62523 Phone: (217) 422-1719

**RETURN TO:**  
CENTRAL ILLINOIS TITLE COMPANY  
145 S. WATER STREET  
DECATUR, IL 62523



City of Chicago  
Dept. of Finance  
691993  
7/28/2015 11:06  
dr00764

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## Exhibit "A"

### Legal Description:

#### Parcel 1:

That part of Lots 711 and 710 in Frank Delugach's Kedzie Beverly Hills Subdivision of that part of the West 1/2 of the Northwest 1/4 of Section 13, Township 37 North, Range 13, East of the Third Principal Meridian, lying West of the West Right of Way of Grand Trunk Railroad, described as follows: Commencing at the Southwest Corner of said Lot 711; thence South 89 degrees 16 minutes 18 seconds East; along the South line of said Lot 711, 17.53 feet to a Point of Beginning on the South extension of the center line of a party wall; thence North 0 degrees 58 minutes 31 seconds East, along said center line and the South and North extension thereof, 43.00 feet; thence South 89 degrees 16 minutes 13 seconds East 17.31 feet to a point on the North extension of the center line of a party wall; thence South 0 degrees 58 minutes 31 seconds West, along said center line and the North and South extensions thereof, 43.00 feet to a point on the South line of said Lot 711; thence North 89 degrees 16 minutes 13 seconds West, along said South line, 17.31 feet to the Point of Beginning in Cook County, Illinois.

#### Parcel 2:

That part of Lot 712 in Frank Delugach's Kedzie Beverly Hills Subdivision of that part of the West 1/2 of the Northwest 1/4 of Section 13, Township 37 North, Range 13, East of the Third Principal Meridian, lying West of the West Right of Way of Grand Trunk Railroad, described as follows: Commencing at the Southeast Corner of Lot 711; thence due North, along the East line of said Lot 711 and 712, 25.40 feet to a point of beginning on the East extension of the center line of a party wall; thence North 89 degrees 54 minutes 44 seconds West along said extension and center line, 21.52 feet to a point on the West wall of a garage building; thence North 0 degrees 0 minutes 14 seconds East, along said West wall, 10.98 feet to a point on the center line of a party wall; thence South 89 degrees 59 minutes 46 seconds East, along said center line and the East extension thereof, 21.52 feet to a point on the East line of said Lot 712; thence due South along the East line of said Lot 712, 11.01 feet to the Point of Beginning; all in Cook County, Illinois.

#### Parcel 3:

Easement for ingress and egress, use and enjoyment for the benefit of Parcel 1 and Parcel 2 over the common area as defined and set forth on Exhibit "D" to Declaration of Covenants, Conditions, Restrictions and Easement for Beverly Court Townhomes recorded September 17, 1996 as Document Number 96709094 made by Standard Bank and Trust Company, as Trustee under Trust Number 14636, in Cook County, Illinois.