UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

Kwok Fai Lau 2719 S. Emerald Ave Chicago IL 60616

MAIL RECORDED DEED TO:

VINCENT LEUNY 717 Ridge Road

WII Me the IL



Doc#: 1522504068 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 08/13/2015 11:20 AM Pg: 1 of 2

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 hard paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S), Kwok Fai of, 2719 S. Emerald Avenue Chicago, IL 60615-, all interest in the following described real estate situated in the County of Cook, State of Il'incis, to wit:

LOT 6 IN THE RE-SUBDIVISION OF BLOCK 7 IN SCOVILLE WALKER AND MCELWEES SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 26 N ORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 19-01-116-039-0000

PROPERTY ADDRESS: 4146 S. Albany Avenue, Chicago, IL 60632

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 e, 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			05-Aug-2015
		COUNTY:	40.50
5		ILLINOIS:	81.00
		TOTAL:	121.50

19-01-116-039-0000 20150701610808 1-303-853-952

REAL ESTATE TRA	05-Aug-2015	
	CHICAGO:	607.50
	CTA:	243.00
	TOTAL:	850.50
19-01-116-039-000	no I 20150701610808	1-922-697-088

Attorneys' Title Guaranty Fund, Inc. 1.5. Wester F., STE 2400 Cincago, IL 3, 506-4650 Attn:Search Department



Special Warranty Deed: Page 1 of 2

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Dated this	JUL 2 0 2015		
\wedge		P. 1. 144	0.0
		By:	Loan Mortgage Corporation Brian Tracy
STATE OF Illinois	C/X_)		P.C., its Attorney in Fact
COUNTY OF DuPage) SS.		
I, the updersion	edu a Notary Public II. and for ITTACY Attorney in Fact for Fed	said County, in the Sta eral Home Loan Mortgage Co	ate aforesaid, do hereby certify the proporation, personally known to me to b
the same person(s) whose acknowledged that he/she/t purposes therein set forth.	e name(s) is/are subscribed to the	foregoing instrument, appea	red before me this day in person, an ir free and voluntary act, for the uses an
	Given under my hand and n	etarial seal, this	JUL 2 0 2015
		4 HOSE	Notary Public 21
		My commis	sion expires:
Exempt under the provisio		C	
Section 4, of the Real Estat	te Transfer ActDate Agent.	0	<u>.</u> Z
			T.6