

# UNOFFICIAL COPY



**PREPARED BY:**  
Codilis & Associates, P.C.  
Brian P. Tracy, Esq.  
15W030 N. Frontage Rd.  
Barr Ridge, IL 60527

**Doc#:** 1524441012 **Fee:** \$40.00  
**RHSP Fee:** \$9.00 **RPRF Fee:** \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/01/2015 10:14 AM Pg: 1 of 2

**MAIL TAX BILL TO:**  
Tim Higgins  
3946 N Ravenswood Avenue, Unit 508  
Chicago, IL 60613-

**MAIL RECORDED DEED TO:**  
Brennan Law Offices Ltd.  
155 N Michigan Ave Ste 700  
Chicago, IL 60601-7705

140 297 345 348


## 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), Tim Higgins of 3946 N Ravenswood Avenue, Unit 508, Chicago, IL 60613- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 511 AND G-38 IN THE METRO NORTH CONDOMINIUM AT VARIOUS LOCATIONS AND ELEVATIONS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
THAT PART OF LOTS 1, 2, 3, 4, 5 AND 6 AND LOT 7 (EXCEPT THE WEST 14.1 FEET OF THE NORTH 70 FEET THEREOF) IN BLOCK 3 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND OF LOTS 1, 2, AND 3 IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY ILLINOIS.  
WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0623739044, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PERMANENT INDEX NUMBER:** 14-19-201-036-1027;  
14-19-201-036-1082  
**PROPERTY ADDRESS:** 3946 N. Ravenswood Avenue 511, Chicago, IL 60613

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		24-Aug-2015
	<b>CHICAGO:</b>	1,353.75
	<b>CTA:</b>	541.50
	<b>TOTAL:</b>	1,895.25
14-19-201-036-1027   20150801618202   1-986-189-184		

REAL ESTATE TRANSFER TAX		24-Aug-2015
	<b>COUNTY:</b>	90.25
	<b>ILLINOIS:</b>	180.50
	<b>TOTAL:</b>	270.75
14-19-201-036-1027   20150801618202   1-315-100-544		

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

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