

# UNOFFICIAL COPY

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

Doc#: 1528155056 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/08/2015 09:11 AM Pg: 1 of 2

MAIL TAX BILL TO:  
Trinity Investments Inc  
1020 N. Kennicott  
Arlington Heights IL 60004

Dec ID 20150901631663  
ST/CO Stamp 0-969-232-256 ST Tax \$155.50 CO Tax \$77.75

150297349585

MAIL RECORDED DEED TO:  
NICK FIFAS  
221 N. LA SALLE 30TH FL  
CHICAGO IL 60601

## 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), Trinity Investments Inc of , 1020 N Kennicott Avenue Arlington Heights, IL 60004- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 28 IN GRIZAFFI AND FALCONE'S PONDEROSA GARDENS, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 12-11-415-038-0000  
PROPERTY ADDRESS: 4819 N. Crescent Avenue, Norridge, IL 60706

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.

**NORRIDGE TRANSFER-PASSED**  
Cert. # 2015TS-6668  
Issued By: KT Date: 10/11/15

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

