

# UNOFFICIAL COPY

**PREPARED BY:**  
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Brian P. Tracy, Esq.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

Doc#: 1625818059 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/14/2016 01:56 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

Raul Montoya  
3042 W 41<sup>st</sup> St.  
Chicago IL 60632

Dec ID 20160901653502  
ST/CO Stamp 1-078-868-800 ST Tax \$175.00 CO Tax \$87.50  
City Stamp 2-099-198-784 City Tax: \$1,837.50

**MAIL RECORDED DEED TO:**

Nery & Richardson LLC  
4258<sup>1</sup> W. 63<sup>rd</sup> St.  
Chicago IL 60629


## 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) , Raul Montoya married to Alma C. Cervantes, of 2424 W. Huron St. Chicago, IL 60612- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:



LOT 30 (EXCEPT THE WEST 2 FEET THEREOF) AND THE WEST 6 FEET AND 9 INCHES OF LOT 31 IN SCOVILLE, WALKER AND MCELWEE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 19-01-113-030-0000  
PROPERTY ADDRESS: 3042 W 41<sup>st</sup> Street, 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 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-Sep-2016
	CHICAGO:	1,312.50
	CTA:	525.00
	TOTAL:	1,837.50 *
19-01-113-030-0000   20160901653502   2-099-198-784		

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		13-Sep-2016
	COUNTY:	87.50
	ILLINOIS:	175.00
	TOTAL:	262.50
19-01-113-030-0000   20160901653502   1-078-868-800		

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

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