

# UNOFFICIAL COPY

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

Doc#: 1710217034 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/12/2017 10:25 AM Pg: 1 of 2

1/2  
MAIL TAX BILL TO:

Nancy J. Sanchez  
6343 W. Fullerton Ave  
Chicago IL 60639

Dec ID 20170301625261  
ST/CO Stamp 0-433-598-144 ST Tax \$283.00 CO Tax \$141.50  
City Stamp 0-629-118-656 City Tax: \$2,971.50

MAIL RECORDED DEED TO:

Nancy J. Sanchez  
6343 W. Fullerton Ave  
Chicago IL 60639

## 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) , Nancy J. Sanchez of , 2718 N. Kedzie Avenue Apt 1 Chicago, IL 60647- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 57 IN KOESTER AND ZANDER'S SECTION LINE SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-27-100-034-0000  
PROPERTY ADDRESS: 3110 N. Keating Ave, Chicago, IL 60641

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.

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

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Dated this FEB - 8 2017

Federal Home Loan Mortgage Corporation

By: Matthew J. Rosenberg Matthew J. Rosenberg  
Codiffis & Associates, P.C., its Attorney in Fact

STATE OF Illinois )  
 ) SS.  
COUNTY OF DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Matthew J. Rosenberg Attorney in Fact for Federal Home Loan Mortgage Corporation, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this FEB - 8, 2017  
Anna Marie Ruben  
Notary Public  
My commission expires: 12/14/2019

Exempt under the provisions of \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date \_\_\_\_\_  
Agent.



Notary of Cook County Clerk's Office