

# UNOFFICIAL COPY

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

Doc#: 1713616086 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/16/2017 10:02 AM Pg: 1 of 2

MAIL TAX BILL TO:  
Julio J. Espinoza Galvan and Sarah D. Espinoza  
1326 Aspen Court  
Elgin, IL 60120

Dec ID 20170501650923  
ST/CO Stamp 0-916-664-768 ST Tax \$178.00 CO Tax \$89.00

MAIL RECORDED DEED TO:  
Gary Mages  
1110 Lakeshore #385  
Buffalo Grove, IL 60089

## 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 consideration, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S), Julio J. Espinoza Galvan and Sarah D. Espinoza, *as husband and wife not as joint tenants \* of*, 161 Egan Drive Streamwood, IL 60107- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

*but as tenants by the entirety*  
LOT 67 IN COUNTRY'S BROOK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 17 AND THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN HANOVER TOWNSHIP, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 31, 1989 AS DOCUMENT 89410826, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 06-17-308-016-0000  
PROPERTY ADDRESS: 1326 Aspen Court, Elgin, IL 60120

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



