

UNOFFICIAL COPY

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

Doc# 1718015053 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/29/2017 09:51 AM Pg: 1 of 2

Dec ID 20170601676575
ST/CO Stamp 0-563-974-592 ST Tax \$26.00 CO Tax \$13.00

MAIL TAX BILL TO:
Johnny Ngoc Vo
12720 Carriage Lane, Unit A2
Crestwood, IL 60445

MAIL RECORDED DEED TO:
Johnny Ngoc Vo
12720 Carriage Lane, Unit A2
Crestwood, IL 60445

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 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: Johnny Ngoc Vo of 12720 Carriage Lane Unit A2 Crestwood, IL 60445, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NO. 4A2 IN CLARA CONDOMINIUM UNIT NO. 4, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF LOT 25 (EXCEPT THE NORTH 17 FEET AND EXCEPT THE SOUTH 33 FEET THEREOF) IN BRAYTON FARMS NO. 3, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26 (EXCEPT THE WEST 80 ACRES THEREOF), TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF LOT 25 AFORESAID 333.34 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 17 FEET AFORESAID; THENCE SOUTHERLY ALONG SAID EAST LINE, 104.66 FEET; THENCE NORTHWESTERLY TO A POINT, SAID POINT BEING 429.34 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 17 FEET AFORESAID AND 70 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF LOT 25 AFORESAID, BOTH MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF SAID LOT 25, 12.00 FEET; THENCE WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH 17 FEET AFORESAID; 70.00 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF SAID LOT 25; THENCE NORTH ALONG SAID WEST LINE 108.00 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH 17 FEET AFORESAID, 161.444 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FORD CITY BANK, AS TRUSTEE UNDER TRUST NO. 512, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22550990, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 24-26-102-078-1002
PROPERTY ADDRESS: 11939 S. Lawndale Ave 4A2, Alsip, IL 60803

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

