

UNOFFICIAL COPY

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive
Coraopolis, PA 15108
File No. 1280033685



Doc# 2004122079 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/10/2020 02:42 PM PG: 1 OF 5

MAIL TAX STATEMENTS TO:
Jose C. Ramirez
6241 S Troy
Chicago, IL 60629

THIS DOCUMENT PREPARED BY:
Larry J. Spears, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 19-13-324-036-1007

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 4th day of December, 2019, by and between **Federal Home Loan Mortgage Corporation**, whose address is 5000 Plano Parkway, Carrollton, TX 75010 hereinafter referred to as Grantor(s) and **Jose C. Ramirez, a single person**, whose address is 6241 S Troy, Chicago, IL 60629, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of SEVENTY-SIX THOUSAND AND 00/100 (\$76,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


Property commonly known as: 6242 South Troy Street, Unit 3, Chicago, IL 60629



Prior instrument reference: Document Number 1916845019, Recorded: 06/17/2019

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

REAL ESTATE TRANSFER TAX	21-Jan-2020
 CHICAGO:	570.00
CTA:	0.00
TOTAL:	570.00 *

REAL ESTATE TRANSFER TAX	21-Jan-2020
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

19-13-324-036-1007 | 20191101657561 | 0-849-965-920

19-13-324-036-1007 | 20191101657561 | 0-909-284-192

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

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"Exempt under provisions of Paragraph B"
Section 31-45; Real Estate Transfer Tax Act

December 4, 2019
Date

Barnett Scott
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 4th day of December, 2019.

Federal Home Loan Mortgage Corporation by Radian Settlement Services Inc., as Attorney-in-Fact

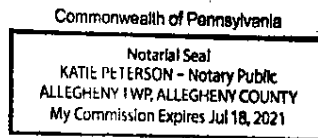
BY: Barnett Scott
NAME: Barnett Scott
TITLE: Closing Coordinator

STATE OF PA
COUNTY OF Allegheny

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Barnett Scott as POA on behalf of Radian Settlement Services Inc., as Attorney-in-Fact for Federal Home Loan Mortgage Corporation is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 4th day of December, 2019.

Katie Peterson
Notary Public
My commission expires: 7-18-21



No title exam performed by the preparer. Legal description and party's names provided by the party.

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EXHIBIT A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: UNIT 6242-3 IN 6240-6242 SOUTH TROY STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 14 AND 15 IN BLOCK 13 IN COBE AND MCKINNON'S 63RD STREET AND KEDZIE AVENUE SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 17, 2007, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 0722915109, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5, AND STORAGE SPACE S-6, LIMITED COMMON ELEMENTS, AS DEFINED AND DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 6242-3, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

PARCEL ID NUMBER: 19-13-324-036-1007

PROPERTY COMMONLY KNOWN AS: 6242 SOUTH TROY STREET, UNIT 3, CHICAGO, IL 60629

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STATEMENT BY GRANTOR AND GRANTEE

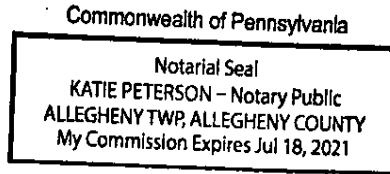
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated December 4, 20 19

Signature: Garnett Scott
Grantor, or Agent

Subscribed and sworn to before me

By the said Garnett Scott
This 4th day of December, 20 19



Katie Peterson
Notary Public
My commission expires: 7-18-21

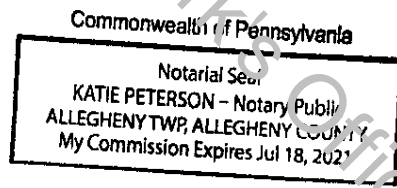
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated December 4, 20 19

Signature: Garnett Scott
Grantee, or Agent

Subscribed and sworn to before me

By the said Garnett Scott
This 4th day of December, 20 19



Katie Peterson
Notary Public
My commission expires: 7-18-21

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ~~ILLINOIS~~ Pennsylvania)
COUNTY OF Allegheny)

Federal Home Loan Mortgage Corp., the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 5002 Plano Parkway Carrollton TX 75010.
Affiant states that the attached deed is not a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. One of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involved any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

C. The division does not meet any of the above criteria and must have county approval (page 2).
Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of _____ County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me, Katie Peterson, Notary
this 4th day of December, 2019.

Katie Peterson
Signature of Notary Public

Darrell Scott
Signature of Affiant

