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AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1274090505



2004416100

Doc# 2004416100 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/13/2020 04:45 PM PG: 1 OF 4

MAIL TAX STATEMENTS TO:
IRIS ERAZO
1031 MARGENGO AVE
FOREST PARK, IL 60130

This document prepared by:
Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 15-13-421-044-0000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 19th day of November, 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 **Iris Erazo, a single woman**, whose address is 1031 Margengo Ave, Forest Park, IL 60130, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of ONE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 (\$125,000.00) 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: 1031 MARGENGO AVENUE, FOREST PARK, IL 60130

Prior instrument reference: Document Number 1901113034, Recorded: 01/11/2019

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.

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VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No.

7995

Approved/Date

REAL ESTATE TRANSFER TAX

13-Feb-2020



| | |
|-----------|--------|
| COUNTY: | 62.50 |
| ILLINOIS: | 125.00 |
| TOTAL: | 187.50 |

15-13-421-044-0000

20191201681223 | 0-446-469-984

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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.

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

November 19, 2019
Date

Garnett Scott

Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 19th day of November, 2019

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

BY:

Garnett Scott

PRINT NAME:

Garnett 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 Garnett Scott as P.O.A. on behalf of **Radian Settlement Services Inc. 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.

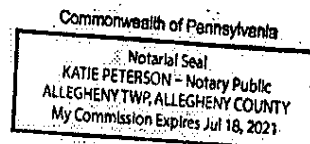
Given under my hand and notarial seal, this 19th day of November, 2019.

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:

LOT 16 IN BLOCK 1 IN THE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 15-13-421-044-0000

PROPERTY COMMONLY KNOWN AS: 1031 MARGENGO AVENUE, FOREST PARK, IL 60130

Property of Cook County Clerk's Office

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

STATE OF 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 Plaza 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 involve 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 COOK County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me Katie Peterson, Notary
 this 19th day of November, 2019.

Katie Peterson
 Signature of Notary Public

Barnett Scott
 Signature of Affiant

