

UNOFFICIAL COPY

Doc#: 2307513231 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/16/2023 02:48 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20230101637355
ST/CO Stamp 0-307-660-624 ST Tax \$161.50 CO Tax \$80.75

Completed By:
Ginali Associates, P.C.
947 N. Plum Grove Road, Schaumburg, IL 60173

THIS INDENTURE, made on the 20th day of January, 2023, by and between **FEDERAL HOME LOAN MORTGAGE CORPORATION**, hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and **RICHARD JOSEPH CAPOZZI**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does FEMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part **RICHARD JOSEPH CAPOZZI** and his and heirs and assigns, FOREVER, all the following described real estate, situated in the County of **COOK**, State of Illinois known and described as follows, to wit:

PARCEL 1:

UNIT NUMBER 11-101 IN THE ARBORS AT BARRINGTON CONDOMINIUM AS DELINEATED ON A SURVEY OF FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS AND LANDS IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0617210095, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 35, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0617210095.

PIN 01-02-202-050-1068

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part **RICHARD JOSEPH CAPOZZI** and his and heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second **RICHARD JOSEPH CAPOZZI** and his and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND** as to matters of title.

Permanent Real Estate Numbers: **01-02-202-050-1068**

Address of the Real Estate: **600 W RUSSELL ST., UNIT 101 BARRINGTON, IL, IL 60010**

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Agent, the day and year first above written.

FEDERAL HOME LOAN MORTGAGE CORPORATION by Radian Settlement Services Inc., as Attorney in Fact

Brian Stultz

BY RADIAN SETTLEMENT SERVICES INC.
AS ATTORNEY-IN-FACT

Power of Attorney Recorded in Cook County 2/24/2022 instrument number 2205507263

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Richard J. Capozzi
716 Whitney Way
Lady Lake FL 32159

Richard J. Capozzi
716 Whitney Way
Lady Lake FL 32159

STATE OF PENNSYLVANIA

Allegheny COUNTY

On this date, before me personally appeared *BRIAN STULTZ*, acknowledged that she/he executed the same as her/his free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of PENNSYLVANIA aforesaid, this 20th day of January, 2023.

Deborah A. Walenchok
Notary Public *Deborah A. Walenchok*

My term Expires: *03/03/2024*

Commonwealth of Pennsylvania - Notary Seal
Deborah A. Walenchok, Notary Public
Allegheny County
My commission expires March 3, 2024
Commission number 1173177
Member, Pennsylvania Association of Notaries

REAL ESTATE TRANSFER TAX		26-Jan-202
COUNTY:		80.7
ILLINOIS:		161.1
TOTAL:		242.2