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Doc# 2313108273 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/11/2023 03:44 PM Pg: 1 of 4

Dec ID 20230501616589
ST/CO Stamp 0-780-341-968 ST Tax \$338.00 CO Tax \$169.00
City Stamp 0-544-215-760 City Tax: \$3,549.00

Commitment Number: 220609507
Seller's Loan Number: 0019083369

This instrument prepared by: Courtney E. Dec, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

After Recording Return To:
ServiceLink, LLC
1325 Cherrington Parkway
Coraopolis, PA 15108

FIDELITY NATIONAL TITLE

MCC 220609507

1/2

Grantee's Address:

Mail Tax Statements To: **MARCIA MARTINEZ and EMILIA MARTINEZ:**
2817 N NEWLAND AVENUE, CHICAGO, IL 60634

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-30-134-030-0000

SPECIAL/LIMITED WARRANTY DEED

The grantor, **FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-1**, whose tax-mailing address is 3217 S. Decker Lake Dr., SALT LAKE CITY, UT 84119, for and in consideration of \$338,000.00 (Three Hundred Thirty Eight Thousand Dollars and Zero Cents), hereby grants, bargains, sells, and conveys to the grantee, **MARCIA MARTINEZ and EMILIA MARTINEZ**, whose tax mailing address is 2817 N NEWLAND AVENUE, CHICAGO, IL 60634, all of the following described and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

** As joint tenants with right of survivorship.*

LOT 102 (EXCEPT THE NORTH 76 FEET THEREOF) IN MONT CLARE GARDENS SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property Address is: 2817 N NEWLAND AVENUE, CHICAGO, IL 60634

Prior instrument reference: **Doc# 2236313016**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.


TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others

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Executed by the undersigned on APR 24 2023 :

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-1, By Select Portfolio Servicing, Inc., as Attorney in Fact

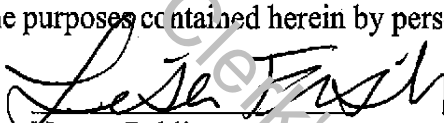
By:  APR 24 2023
Name: Jeaneen Chandler Jeaneen Chandler
Its: Document Control Officer

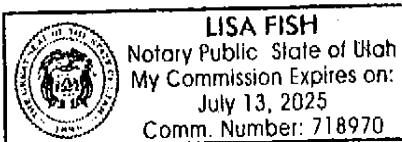
STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on APR 24 2023, 2023. Before me, LISA FISH, a Notary Public of said State and County aforesaid, personally appeared Jeaneen Chandler Its ** on behalf of Select Portfolio Servicing, Inc., as Attorney in Fact for **FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-1** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.

*Personally Known

**Document Control Officer


Notary Public



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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative

Property of Cook County Clerk's Office