

# UNOFFICIAL COPY

Doc#: 2318628133 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/05/2023 10:38 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

PT 23-1280546118  
1 cell

Dec ID 20230601653230  
ST/CO Stamp 0-593-000-144 ST Tax \$95.00 CO Tax \$47.50

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

THIS INDENTURE, made on the 12<sup>th</sup> day of May, 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 **PARESH R. SHUKLA** 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 REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part **PARESH R. SHUKLA** and his 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:

**UNIT 12-11 IN SHIBUI SOUTH CONDOMINIUM AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR SHIBUI SOUTH CONDOMINIUM, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1984, AND KNOWN AS TRUST NUMBER 61991, RECORDED MARCH 5, 1993 AS DOCUMENT 93168945, AS AMENDED FROM TIME TO TIME, IN THE WEST 3/4 OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.**

Parcel ID: 28-17-416-009-1143

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 **PARESH R. SHUKLA** his 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 **PARESH R. SHUKLA** and his heirs 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: 28-17-416-009-1143

Address of the Real Estate: 15709 PEGGY LN APT 11 OAK FOREST IL 60452

PROPER TITLE, LLC

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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.

*Brian Stultz*

FEDERAL HOME LOAN MORTGAGE CORPORATION  
BY BRIAN STULTZ, CLOSING AGENT FOR RADIAN  
SETTLEMENT SERVICES INC., AS ATTORNEY IN  
FACT.

Property of Cook County Clerk's Office

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

MAIL TO: Parresh R. Shukla  
APT 2N  
15860 Laramie AVE  
OAK Forest IL 60452

SEND SUBSEQUENT TAX BILLS TO: Parresh R. Shukla  
15860 Laramie AVE APT 2 N  
OAK Forest IL 60452

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 15th day of MAY, 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