UNOFFICIAL COPY

Doc#. 2329806320 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 10/25/2023 02:37 PM Pg: 1 of 2

Dec ID 20231001650518

ST/CO Stamp 1-753-250-768 ST Tax \$247.50 CO Tax \$123.75

PREPARED BY:

Codilis & Associates, P.C. Christine Coates, Esq. 15W030 N. Frontage Rd. Burr Ridge, IL 60527

MAIL TAX BILL TO:

Chicago, IL 60629

Roberto Donan Madrigal and Fidelia Auguilar Zepeda
2420 S 60th Ct
Cicero, IL 60804
MAIL RECORDED DEED TO:
Nery & Richardson, LLC
4258 W. 63rd Street

SPECIAL WARRANTY DEED

THE GRANTOR, Federal Home Loan Mor gag. Corporation, of 6555 Excellence Way, Plano, TX 75023, for and in consideration of Ten Dollars (\$10.00) hereby CRANTS, BARGAINS, SELLS and CONVEYS to THE GRANTEE(S), Roberto Donan Madrigal and F.dc.iz Aguilar Zepeda A MARLIED WOMA Of 2307 S 61st Ave Cicero, IL 60804, all of the following described land and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS.

LOT 11 IN T.P. PHILLIPS' BOULEVARD SUBDIVISION OF ELOCK EIGHTEEN (18) OF SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-29-122-030-0000 PROPERTY ADDRESS: 2420 S 60th Ct, Cicero, IL 60804

Together with all and singular hereditaments and appurtenances thereto; to have and to hold the same, with the appurtenances thereto, forever, subject to the following matters: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, ferders and drain tile, pipe or other conduit and all other matters of record affecting the property.



2329806320 Page: 2 of 2

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Dated this	<u> </u>
	c
	Federal Home Loan Mortgage Corporation
By:	for 1 st
STATE OF I lin bis) SS.	Codilis & Associates, P.C., its Attorney in Fact Anthony S. Xydakis
COUNTY OF DuPage)	and for said County, in the State aforesaid, certify that
Anthony S. Xydaki Attorney in Faknown to me to be the person(s) whose name(s) is/are	ct for Federal Home Loan Mortgage Corporation, personally e subscribed to the foregoing instrument, appeared before me
	they signed, sealed and delivered the said instrument, as surposes therein set forth, including the release and waiver of
Given under my hand and notarial se	10/16/2023
Official Seal Danyel Marie Devine Notary Public State of Illinois My Commission Expires 11/12/2024	Notary Public 11/12/2024
My Commission Express	9
Exempt under the provisions of paragraph Section 4, of the Real Estate Transfer Act Agent.	Continue of the continue of th
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