

UNOFFICIAL COPY

Doc#: 2334533342 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/11/2023 02:13 PM Pg: 1 of 2

PREPARED BY:

Codilis & Associates, P.C.

Christine Coates, Esq.

15W030 N. Frontage Rd.

Butt Ridge, IL 60527

Dec ID 20231201685248

ST/CO Stamp 0-954-990-544 ST Tax \$87.00 CO Tax \$43.50

City Stamp 1-760-296-912 City Tax: \$913.50

MAIL TAX BILL TO:

Tara D. Branch

1765 Oaklawn Street
Petersburg, VA 23805

MAIL RECORDED DEED TO:

SABLE LAUDSGROUP LLC

1118 S. Kedzie Ave

Chicago, IL 60655

SPECIAL WARRANTY DEED

THE GRANTOR, Federal Home Loan Mortgage Corporation, of 6555 Excellence Way, Plano, TX 75023, for and in consideration of Ten Dollars (\$10.00) hereby GRANTS, BARGAINS, SELLS and CONVEYS to THE GRANTEE(S), Tara D. Branch AN UNMARRIED WOMAN of 6220 Rose Hill Dr Apt. 3B Alexandria, VA 22310, 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:

UNIT 7129-3 IN THE EUCLID TERRACE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 8, 9, 10 AND 11 IN BLOCK 1, IN THE RESUBDIVISION OF SOUTH KENWOOD, EXCEPT LOTS 9 AND 21 OF BLOCK 6, SAID SOUTH KENWOOD BEING A SUBDIVISION OF BLOCKS 2, 7 AND 8 IN GEORGE W. CLARKE'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER AND OF BLOCK 3 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT THE NORTH 50 FEET OF THE SOUTH 75 FEET OF LOT 1, AND THE EAST 26 FEET OF THE NORTH 50 FEET OF THE SOUTH 75 FEET OF LOT 2 IN SAID BLOCK 3) ALL IN SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF BLOCK 10 OF SAID CLARKE'S SUBDIVISION LYING NORTH OF THE CENTER LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 18, 2002 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0020789153, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AND TOGETHER WITH AN EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT PARKING SPACE P-3.

PERMANENT INDEX NUMBER: 20-25-109-020-1003

PROPERTY ADDRESS: 7129 S Euclid Ave Unit 3, Chicago, IL 60649

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, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

