

# UNOFFICIAL COPY

Doc#: 2414220288 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/21/2024 1:53 PM Pg: 1 of 7

Doc ID 20240501600413

ST/Co Stamp 0-515-302-704 ST Tax \$290.00 CO Tax \$145.00

**Fidelity National Title**

**RECORDING COVER PAGE**

**SWD**

**SCCS230478359**

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Commitment Number: 230478359

Seller's Loan Number: 1281608

AFTER RECORDING RETURN TO:  
 ANDREW J. SKORODYNSKI  
 4811 N OLCOTT AVE UNIT 211  
 Harwood Heights, IL 60706

NAME AND ADDRESS OF TAXPAYER:  
 ANDREW J. SKORODYNSKI  
 4811 N OLCOTT AVE UNIT 211  
 Harwood Heights, IL 60706

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

Parcel ID No.: 12-12-425-009-1611

**SPECIAL WARRANTY DEED**

THIS DEED made and entered into on this 1 day of May, 2024, by and between **FEDERAL HOME LOAN MORTGAGE CORP**, whose mailing address is 6555 Excellence Way, Plano, TX 75023, hereinafter referred to as Grantor(s) and **ANDREW J. SKORODYNSKI**, whose tax mailing address is 4811 N OLCOTT AVE UNIT 211, Harwood Heights, IL 60706, hereinafter referred to as Grantee(s).

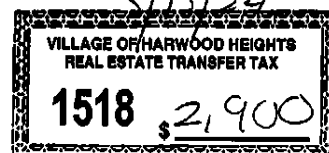
WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Ninety Thousand Dollars and Zero Cents (\$290,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Cook County, State of Illinois:

**UNIT 4811-211 IN THE CLOCK TOWER POINTE OF HARWOOD HEIGHTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE PROPERTY DESCRIBED BELOW AND THE EXCLUSIVE RIGHT TO USE PARKING SPACE P2-40 AND STORAGE SPACE S2-40 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0716903044 AND AS AMENDED BY DOCUMENT 0724215000**

**PARCEL A:**

**LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 9 AND LOTS 4, 5, AND 6 TOGETHER WITH THE SOUTH 1/2 OF THE VACATED 16 FOOT ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 4, 5, AND 6 IN BLOCK 10; AND ALL OF VACATED GUNNISON STREET LYING BETWEEN AFORESAID BLOCKS 9 AND 10 IN OLIVER SALINGER AND COMPANY' S LAWRENCE AVENUE MANOR BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AND PART OF THE WEST 1/2 OF**

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**THE SOUTH EAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

**PARCEL B:**

**THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF OLIVER SALINGER AND COMPANY' S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 12, RECORDED APRIL 28, 1925 AS DOCUMENT 8886267, LYING WEST OF WEST LINE OF THE SOUTH 18.61 ACRES OF THE EAST 31.86 ACRES OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12 AFORESAID, AND LYING SOUTH OF THE CENTER LINE OF ALLEY, EXTENDED EAST, IN BLOCK 10 IN OLIVER SALINGER AND COMPANY' S LAWRENCE AVENUE MANOR AFORESAID, (EXCEPTING THAT PART THEREOF FALLING IN LAWRENCE AVENUE), IN COOK COUNTY, ILLINOIS.**

**PARCEL C:**

**THAT PART OF THE SOUTH 18.61 ACRES OF THE EAST 31.86 ACRES OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF ALLEY, EXTENDED EAST, IN BLOCK 10 IN OLIVER SALINGER AND COMPANY' S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPTING FROM SAID TRACT OF LAND THE EAST 333 .03 FEET (MEASURED ON THE SOUTH LINE AND ALSO EXCEPTING THAT PART THEREOF WHICH LIES SOUTH OF THE SOUTH 50 FEET THEREOF, (MEASURED AT RIGHT ANGLES TO THE SOUTH LINE), IN COOK COUNTY, ILLINOIS.**

**WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0716903044 AND AS AMENDED BY DOCUMENT 0724215000, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

Property commonly known as: 4811 N OLCOTT AVE UNIT 211, Harwood Heights, IL 60706

Prior instrument reference: Doc#. 2404641273, Recorded: 02/15/2024

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

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And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 1 day of May, 2024.

**FEDERAL HOME LOAN MORTGAGE CORP, By ServiceLink, LLC, as Attorney-in-Fact**

By: Lauren Helen Pyzoha

Name: Lauren Helen Pyzoha

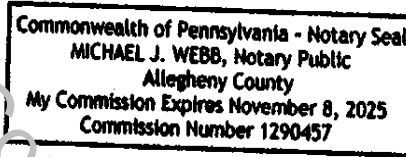
Title: ASSISTANT VICE PRESIDENT

STATE OF Pennsylvania  
COUNTY OF Allegheny

This instrument was acknowledged before me on 1 day of May, 2024 by Lauren Helen Pyzoha as ASSISTANT VICE PRESIDENT of ServiceLink, LLC, as Attorney-in-Fact for **FEDERAL HOME LOAN MORTGAGE CORP.**

Michael J Webb  
(Signature of Notary Public)

Print Name: MICHAEL J. WEBB



My commission expires: MY COMMISSION EXPIRES NOVEMBER 8, 2025

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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: \_\_\_\_\_

\_\_\_\_\_  
Agent

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**REAL ESTATE TRANSFER TAX**

21-May-2024



<b>COUNTY:</b>	145.00
<b>ILLINOIS:</b>	290.00
<b>TOTAL:</b>	435.00

12-12-425-009-1011

| 20240501600413

| 0-515-302-704

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