UNOFFICIAL CC

PREPARED BY: Cedilis & Associates, P.C. 15W030 N. Frontage Rd. Burr Ridge, IL 60527

MAIL TAX BILL TO:

NICOLAE DAMIAN & SANDA DAMIAN

CUSN: MOINH 180 IL 60660

MAIL RECORDED DEED TO:

NICOLAE DAMIAN & SANDA DAMIAN ,

Chro. Fe 60660 _



1007005035 Fee: \$38.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds

Date: 03/11/2010 09:57 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association, PO Box 650043 Dallas, TX 75265, a corporation organized and existing under the laws of the United States of I merica, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS NICOLAE DAMIAN & SANDA DAMIAN,

6118 N. Wolcott Chicago, IL 60660-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit: **NOT AS TENANTS IN COMMON, BUT IS DOINT TENANTS FOREVER.

LOT 16 (EXCEPT THE SOUTH 5.60 FEET THEREOF) PUBLOCK 3 IN OLIVER SALINGER AND CO'S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN THE 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 SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

12-12-409-041 5049 N. Oriole Avenue, Harwood Heights, IL 60706

GRANTOR, for itself and its successors and assigns, hereby covenants and represent that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: 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.

| Dated this 23 rd | Day of February 20 10 | |
|---|--|---|
| | Attorneys' Title Guaranty Fund, 1 S. Wacker Rd., STE 2400 Chicago, IL 60606-4650 Attn:Search Department | Inc. Tammy Geiss, Attorney in Fact for Federal National Mortgage Association By Association |
| STATE OF <u>Illinois</u> COUNTY OF Will |) SS. | Attorney in Fact |

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Tammy Geiss, Attorney in Fact for Federal National Mortgage Association, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

UNOFFICIA

Special Warranty Deed - Continued Given under my hand and notarial seal this Day of February 20 10 "OFFICIAL SEAL" ROSEANN J. LOOMIS Notary Public My Commission Expires 09/29/19/180 mission expires: Notary Public, State of Illinois Exempt under the provisions of Section 4, of the Real Estate Transfer Act Date Agent.

STATE OF ILLINOIS WR. 10. 10 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE





