

UNOFFICIAL COPY



PREPARED BY:

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

Doc#: 1102504011 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/25/2011 08:31 AM Pg: 1 of 2

MAIL TAX BILL TO:

Arjan Shore and Adriana Shore
2400 N. 76th Avenue Unit #3W,
Elmwood Park, IL 60707

MAIL RECORDED DEED TO:

100297314472

Property of COOK COUNTY RECORDER OF DEEDS

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 State of United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Arjan Shore and Adriana Shore, 2434 N. 78th Ave. Apt. 2W Elmwood Park, IL 60707- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 3-W-S IN ANGELA COURTS II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 11 IN BLOCK 19 (AS REPLATTED AND RESUBDIVIDED) IN THE SUBDIVISION OF FIRST ADDITION TO ELLSWORTH IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 27179062, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 12-25-332-038-1012
PROPERTY ADDRESS: 2400 N. 76th Avenue Unit #3W, Elmwood Park, IL 60707

GRANTOR, for itself and its successors and assigns, hereby covenants and represents 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.



Village of Elmwood Park
Real Estate Transfer Stamp

355.00

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REAL ESTATE TRANSFER 01/12/2011



COOK \$35.50
ILLINOIS: \$71.00
TOTAL: \$106.50

Attorneys' Title Guaranty Fund, Inc.
1 S Wacker Rd., STE 2400
Chicago, IL 60606
Attn: Search Department

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Special Warranty Deed - Continued

Dated this 10 Day of Jan 2011

Federal National Mortgage Association

By [Signature] Attorney in Fact

STATE OF Illinois)
) SS.
COUNTY OF Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Federal National Mortgage Association, by Brain Tracy as attorney in fact 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.

Given under my hand and notarial seal, this 10 Day of Jan 2011

[Signature]
Notary Public

My commission expires: _____

Exempt under the provisions of _____
Section 4, of the Real Estate Transfer Act _____ Date _____
Agent.

Property of Cook County Clerk's Office