

UNOFFICIAL COPY

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PREPARED BY:

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



Doc#: 1106212080 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/03/2011 10:57 AM Pg: 1 of 2

MAIL TAX BILL TO:

Pedro Miron
3035 W. 62nd St.
Chicago, IL 60629

MAIL RECORDED DEED TO:

Pedro Miron
3035 W. 62nd St.
Chicago, IL 60629

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 America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Pedro Miron, of 3035 W. 62nd St. Chicago, IL 60629, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NUMBER 6 IN 4311 S. HARLEM AVENUE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

LOT 25 AND THE SOUTH 12.50 FEET OF LOT 26 IN PREROST EDGEWOOD HOMES 2ND ADDITION BEING A SUBDIVISION OF BLOCK 29 (EXCEPT THE EAST 375 FEET THEREOF) IN CIRCUIT COURT PARTITION OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 1959 AS DOCUMENT NUMBER 17530729 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 'A' THERETO ATTACHED RECORDED AS DOCUMENT 17655504 AND AS CREATED BY DEED MADE BY THE CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 3, 1957 AND KNOWN AS TRUST NUMBER 39367 TO JOSEPH KUPP DATED DECEMBER 28, 1967 AND RECORDED JANUARY 8, 1963 AS DOCUMENT NUMBER 18691200 FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN USE OVER, UNDER AND ACROSS THE EAST 12 FEET AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF LOTS 17 TO 32 BOTH INCLUSIVE IN PREROST EDGEWOOD HOMES 2ND ADDITION AFORESAID (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1) ALL IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 25, 2005 AS DOCUMENT NUMBER 0511539025; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 19-06-300-043-1006

(19-06-300-036 Underlying)

PROPERTY ADDRESS: 4311 S. Harlem Avenue Unit #6, Stickney, IL 60402

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.

SY
P
S
SCY
INTL



VILLAGE OF STICKNEY

REAL ESTATE TRANSFER TAX

DATE FEB. 8 2011

AMOUNT PAID \$ 147.00

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

