

UNOFFICIAL COPY



Doc#: 1109626009 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/06/2011 08:26 AM Pg: 1 of 2

100297316459

PREPARED BY:

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

MAIL TAX BILL TO:

Michael Martinez and Alejandrino Arellano
2540 W. Diversey Avenue, Unit 303,
Chicago, IL 60647

MAIL RECORDED DEED TO:

Victoria I Perez, P.C.
4126 N Lincoln Ave # 1
Chicago, IL 60618-

1/2

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 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 Michael Martinez and Alejandrino Arellano, as joint tenants not tenants in common of 5910 W. Eddy Chicago, IL 60634-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

UNITS 303 AND P-12 IN THE 2540 WEST DIVERSEY CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 23, 24 AND 25 IN BLOCK 4 IN CARTER'S ADDITION TO MAPLEWOOD, SAID ADDITION BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS 0722015137 AND AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-7 AND ROOF DECK 4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0722015137.

PERMANENT INDEX NUMBER: 13-25-227-044-1009 / 1026 (13-25-227-036 U/P)

PROPERTY ADDRESS: 2540 W. Diversey Avenue, Unit 303, Chicago, IL 60647

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.

S Y
P 2
S N
SC Y
INT D

REAL ESTATE TRANSFER 02/22/2011



CHICAGO: \$2,175.00
CTA: \$870.00
TOTAL: \$3,045.00

13-25-227-044-1009 | 20110201600532 | P14RE1

REAL ESTATE TRANSFER 02/22/2011



COOK: \$145.00
ILLINOIS: \$290.00
TOTAL: \$435.00

13-25-227-044-1009 | 20110201600532 | 34K4AW

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Special Warranty Deed - Continued

Dated this '18' Day of February 20 11

Federal National Mortgage Association

By Tammy A Geiss

Attorney in Fact

STATE OF Illinois)
) SS.
COUNTY OF Will)

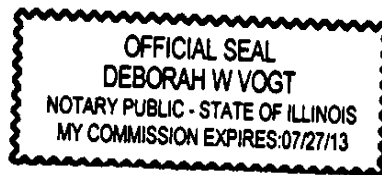
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Federal National Mortgage Association, by Tammy Geiss as attorney in fact personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before 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 18th Day of February 20 11

Deborah W VOGT
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