

# UNOFFICIAL COPY



Doc#: 1206211052 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/02/2012 12:12 PM Pg: 1 of 2

**PREPARED BY:**  
Codilis & Associates, P.C.  
Tammy A. Geiss, Esq.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

**MAIL TAX BILL TO:**  
Christine G Villas  
240 Ashbury Ave #3  
Evanston, IL 60202

**MAIL RECORDED DEED TO:**  
Mary Lou McLennan  
209 Naperville Rd  
Wheaton, IL 60187

110207321034

1/2

## SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association of, 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 Christine G Villas  
*a single woman*, 149 Ashland Ave #3 Evanston, IL 60202-,  
all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 240-3 AND P -2 IN 222-240 ASBURY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

**PARCEL 1:**

LOT 1 (EXCEPT THE NORTH 75 FEET THEREOF) AND LOTS 2, 3, 4, 5, 6 AND 7 (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 25) IN GEORGE F. NIXON AND COMPANY'S ASBURY AVENUE RAPID TRANSIT SUBDIVISION OF THE NORTH 293.7 FEET OF THE EAST 330 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THAT VACATED PART OF THE EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 7 (EXCEPT THAT PART THEREOF LYING EAST OF A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 25) IN GEORGE F. NIXON AND COMPANY'S ASBURY AVENUE RAPID TRANSIT SUBDIVISION OF THE NORTH 293.7 FEET OF THE EAST 330 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0534219048 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 10-25-215-030-1034,  
10-25-215-030-1053  
(10-25-215-028 Underlying)

**PROPERTY ADDRESS:** 240 Asbury Avenue Unit #3, Evanston, IL 60202

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.

Attorneys Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

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