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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 Asbury Ave

Evanston, IL 60202

MAIL RECORDED DEED TO:

Mary Lou McLennan

10297321030 209 Naperville

Wheaton, IL 6018



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

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 CONVEYS AND SELLS to Christine G Villas hand paid, GRANTS, valuable considerations, 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 CONDOLAD UM 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 SUBJIVISION 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 RAP'D TRANSIT SUBDIVISION OF THE NORTH 293.7 FEET OF THE EAST 330 FEET OF THE SOUTHEAST 1/4 OF THE NORTH LAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK CCURTY, 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

1206211052D Page: 2 of 2

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Special Warranty Deed - Continued Day of Fub 20/2 Federal National Mortgage Association STATE OF Illinois COUNTY OF DuPage I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that d Attorney in Fact for F de al 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 instrume at, as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notarial seal, this $\frac{151}{100}$ OFFICIAL SEAL My commission expires: INCEL MCDONNELL NOTAKY PURI IC - STATE OF ILLINOIS MY COM' AISSION EXPIRES:02/20/13 Exempt under the provisions of Section 4, of the Real Estate Transfer Acc Agent. CITY OF EVANSTON 025381 Real Estate Transfer Tax City Clerk's Office PAID FEB 17 2012

Agent		Clory	Ś
REAL ESTATE TRA	NSFER	02/21/2012	Office
	соок	\$28.25	·C
	ILLINOIS:	\$56.50	C
	TOTAL:	\$84.75	
10-25-215-030-1034 20120201602069 QUW6NJ			