

UNOFFICIAL COPY



1207412129

Doc#: 1207412129 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/14/2012 10:58 AM 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:

Gustavo Perez
1325 W. Sherwin Avenue
Unit GB
Chicago, IL 60626

MAIL RECORDED DEED TO:

Mark M. Graham
111 E. Wacker Drive
Suite 1325
Chicago, IL 60601

110 297 321879

SPECIAL WARRANTY DEED

1/1
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 Gustavo Perez, Tenants in Common of 1022 W. Catalpa Ave #201 Chicago, IL 60640-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 1325-GB IN THE 1319 WEST SHERWIN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE EAST 1/2 OF LOT 13 AND ALL OF LOT 14 IN BLOCK 14 IN BIRCHWOOD BEACH, BEING A SUBDIVISION IN SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0801016014; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 11-29-317-051-1022
(11-29-317-032 U/P)

PROPERTY ADDRESS: 1325 W. Sherwin Avenue Unit #GB, Chicago, IL 60626

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.

Dated this 2/22/12

REAL ESTATE TRANSFER 02/29/2012



CHICAGO: \$281.25
CTA: \$112.50
TOTAL: \$393.75

11-29-317-051-1022 | 20120201602998 | TSUFZA

REAL ESTATE TRANSFER 02/29/2012



COOK \$18.75
ILLINOIS: \$37.50
TOTAL: \$56.25

11-29-317-051-1022 | 20120201602998 | KH8SN1

Attorneys' Title Guaranty Fund, Inc.

1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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SC
INT

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Special Warranty Deed - Continued

Federal National Mortgage Association

By: Tammy A. Bliss
Attorney In Fact

STATE OF Illinois)
)
COUNTY OF DuPage) SS.

Attorney in Fact

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Tammy Bliss Attorney in Fact for Federal 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 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 _____

2/20/13
OFFICIAL SEAL
ANGEL MCDONNELL
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/20/13
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