

UNOFFICIAL COPY



1207642070

Doc#: 1207642070 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/16/2012 10:39 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:

Thea Rogers
2911 N. Western Ave #106
Chicago, IL 60618

MAIL RECORDED DEED TO:

Donald Battaglia
1950 N. Elston Avenue
Chicago, IL 60642-1227

110297321140
110297321140

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 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 Thea J. Rogers a single woman of 335 S Laramie Ave Chicago, IL 60644-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 106 IN THE RIVER WALK LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF LOTS IN BLOCK 9, IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00170100, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-44, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00170100.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED AS DOCUMENT NUMBER 00170099.

PERMANENT INDEX NUMBER: 14-30-116-023-1005

PROPERTY ADDRESS: 2911 N. Western Avenue Unit #106, Chicago, IL 60618

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.

REAL ESTATE TRANSFER

03/07/2012

| | | |
|--|------------------|----------|
| | COOK | \$82.50 |
| | ILLINOIS: | \$165.00 |
| | TOTAL: | \$247.50 |

14-30-116-023-1005 | 20120301600810 | FMDZJ5

REAL ESTATE TRANSFER

03/07/2012

| | | |
|--|-----------------|------------|
| | CHICAGO: | \$1,237.50 |
| | CTA: | \$495.00 |
| | TOTAL: | \$1,732.50 |

14-30-116-023-1005 | 20120301600810 | LR6V9B

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Special Warranty Deed - Continued

Dated this 3rd Day of Feb 20 12

Federal National Mortgage Association

By: Tanya Green
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 Tanya Green as 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 3rd Day of Feb 2012



Notary Public
My commission expires: 2/20/13

Exempt under the provisions of _____
Section 4, of the Real Estate Transfer Act _____
Agent.

Property of Cook County Clerk's Office