

# UNOFFICIAL COPY

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**PREPARED BY:**

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



Doc#: 1224912113 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/05/2012 02:43 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

Jose Luis Novoa  
3622 S. Central Ave.  
Cicero, IL 60804

**MAIL RECORDED DEED TO:**

Felix Gonzalez  
6839 W. Archer Ave.  
Chicago, IL 60638-

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 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 GRANTEE(S);

Jose Luis Novoa, **MARRIED TO NORMA C AREAGA**  
of 2733 S Spaulding Chicago, IL 60623-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 11 AND THE SOUTH 5 FEET OF LOT 10 AND THE NORTH 5 FEET OF LOT 12 IN BLOCK 16 IN THE FOURTH ADDITION TO BOULEVARD MANOR, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 LYING SOUTH OF PARK AVENUE IN SECTION 32, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PERMANENT INDEX NUMBER:** 16-32-415-073-0000

**PROPERTY ADDRESS:** 3622 S. Central Avenue, Cicero, IL 60804

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

S ✓  
P 2  
S N  
SC ✓  
INT ✓

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Special Warranty Deed - Continued

Dated this AUG 15 2012

Federal National Mortgage Association

By: *Tammy A Geiss*  
Attorney in Fact  
Tammy A. Geiss

STATE OF Illinois )  
  ) SS.  
COUNTY OF DuPage )

~~Tammy A. Geiss~~ I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Tammy A. Geiss 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 AUG 15 2012  
*Katie Lachine*  
Notary Public  
My commission expires: \_\_\_\_\_

Exempt under the provisions of \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date \_\_\_\_\_  
Agent. \_\_\_\_\_



~~Real Estate Transfer Tax \$500~~       ~~Real Estate Transfer Tax \$200~~

REAL ESTATE TRANSFER		08/20/2012
	COOK	\$35.00
	ILLINOIS:	\$70.00
	<b>TOTAL:</b>	<b>\$105.00</b>

16-32-415-073-0000 | 20120801603255 | YAWPY2