**UNOFFICIAL COP** 

PREPARED BY:

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

MAIL TAX BILL TO:

Maria Diaz

3515 W. Beach Ave.

Chicago, IL 6065/

MAIL RECORDED DEED TO:

Joseph Leonardi 39 S La Salle St Ste 32: Chicago, IL 60603

1236635043 Fee: \$40.00 Karen A. Yarbrough RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 12/31/2012 12:52 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 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 THE GRANTEE(S) Maria Diaz, of all interest in the following described real estate situated in the County of Cock State of Illinois, to wit:

LOT 7 IN BLOCK 7 IN VAN SCHAACK AND HERRICKS SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EACT OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER: 16-02-212-019-0000** 

PROPERTY ADDRESS: 3515 W. Beach Avenue, Chicago, IL 6065

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 counder 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		12/14/2012
	СООК	\$37.50
	ILLINOIS:	\$75.00
	TOTAL:	\$112.50

16-02-212-019-0000 | 20121101603360 | V0U6BH

REAL ESTATE TRANSFER		12/14/2012	
REAL COTATE II	CHICAGO:	<b>\$</b> 562.50	
	CTA:	\$225.00	
	TOTAL:	\$787.50	
16-02-212-019-	0000   201211016033	60   NCU8J0	

Attorneys' Title Guaranty Fund, Inc.

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

Special Warranty Deed: Page 1 of 2

## **UNOFFICIAL COPY**

Special Warranty Deed - Continu	ed			
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Dated this	SEP 1 8 2012	_		
		By:	deral National Mortgage	Association
STATE OF <u>Illinois</u> COUNTY OF <u>DuPage</u>	) ss.		Aftorney in Fact	Tammy A. Geiss
I, the undersigned, a  Tammy A. Geiss same person(s) whose name(s) acknowledged that he/she/they sig purposes therein set forth.	is/are subscribed to the fore	ral National Mortga	ige Association, persona appeared before me	lly known to me to be the
	Given under my hand and no	C	SEP 1 8 20 Notary commission expires:	12  Public 4/19/14
Exempt under the provisions of Section 4, of the Real Estate Trans	ofer ActDateAgent.		OFFICIAL SEAL KATIE LACHINE NOTAPLY PUBLIC - STATE OF MY COMMUSSION EXPIRES:	ILLINOIS 04/19/14
			*	(C)