

UNOFFICIAL COPY



Doc#: 1302912051 Fee: \$40.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/29/2013 11:12 AM Pg: 1 of 2

PREPARED BY:
Codilio & Associates, P.C.
Tammy A. Geiss, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

MAIL TAX BILL TO:
James Hamper and Ofelia Hamper
2700 W. Summerdale Unit GF
Chicago, IL 60625

MAIL RECORDED DEED TO:
James Hamper & Ofelia Hamper
2700 W. Summerdale Unit GF
Chicago, IL 60625

120 297328984

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 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) James Hamper and Ofelia Hamper, of 2454 W. Foster Ave Chicago, IL 60625-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NO. GF AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREAFTER REFERRED TO AS "PARCEL") LOTS 55, 56, 57, AND 58 IN WILLIAM H. BRIGGAN'S BUDLONG WOODS GOLF CLUB ADDITION BEING A SUBDIVISION OF THE SOUTH ON HALF OF THE WEST ONE HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT C TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 7, 1973 AND KNOWN AS TRUST #77743, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, IL AS DOCUMENT #22579622, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL) AT THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY.

PERMANENT INDEX NUMBER: 13-12-219-061-1006
PROPERTY ADDRESS: 2700 W. Summerdale Unit GF, Chicago, IL 60625

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

S Y
P 2
S N
SC Y
INT TD

