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## **UNOFFICIAL COPY**

PREPARED BY: \*

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

MAIL TAX BILL TO:

Luis A. Brizuela 3213 S. Spring Held ANE.

Chicago IL 60623

MAIL RECORDED DEED TO:

LIISA BAZUOLA 32135. Springfield CVR



Doc#: 1303712121 Fee: \$40.00 Karen A. Yarbrough RHSP Fee: \$10.00 Cook County Recorder of Deeds
Date: 02/06/2013 02:07 PM Pg: 1 of 2

## SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mengage 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) Luis A. Brizuela, of 3911 W. 31st ST. Chicago, L 60623-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 151 IN EDWIN R. FAY'S 31ST STREET RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, ŁAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER: 16-35-110-005-0000** 

PROPERTY ADDRESS: 3213 S. Springfield Avenue, Chicago, IL 60623

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 cocharged, 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, incliding 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		01/31/2013
	соок	\$37.50
	ILLINOIS:	\$75.00
	TOTAL:	\$112.50

16-35-110-005-0000 | 20130101603665 | 6C9M3P

 CHICAGO:
 \$562.50

 CTA:
 \$225.00

 TOTAL:
 \$787.50

Attorneys' Title Charanty Fund, Inc. SC Y
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn:Search Department

## Special Warranty Deed - Continued NOFFICIAL COPY

Dated this	JAN 17 2013	-
STATE O	F Illinois ) SS.	By:  Attorney in Fact
same pers	the undersigned, a Notary Public in and for sold CI RII0 and Sold CI RII0 and Sold Con(s) whose name(s) is/are subscribed to the foreg	said County, in the State aforesaid, do hereby certify that all National Mortgage Association, personally known to me to be the going instrument, appeared before me this day in person, and d instrument, as his/her/their free and voluntary act, for the uses and
	Given under my haud ind not	Arial seal, this JAN 1 2013  Notary Public  My commission expires:
-	of the Real Estate Transfer ActDateAgent.	M. Construction of the Con