



Doc#: 1304541097 Fee: \$40.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/14/2013 12:45 PM Pg: 1 of 2

120297325824

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

MAIL TAX BILL TO:
Pablo Nevarez and Irma Nevarez
1632 N. 24th Avenue
Melrose Park, IL 60160

MAIL RECORDED DEED TO:
Albert Xiques
5045 N. Harlem Avenue nydra26@sbcglobal.net
Nydra
Chicago, IL 60656

SPECIAL WARRANTY DEED

1/2 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) Pablo Nevarez and Irma Nevarez, of all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

→ NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
LOT 6 IN BLOCK 9 IN GOSS, JUDD AND SHERMAN'S WEST DIVISION STREET HOME ADDITION, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 63 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 15-03-116-029-0000
PROPERTY ADDRESS: 1632 N. 24th Avenue, Melrose Park, IL 60160

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

SY
SP
SN
SCY
INT

UNOFFICIAL COPY

Special Warranty Deed - Continued

Dated this AUG 22 2012

Federal National Mortgage Association

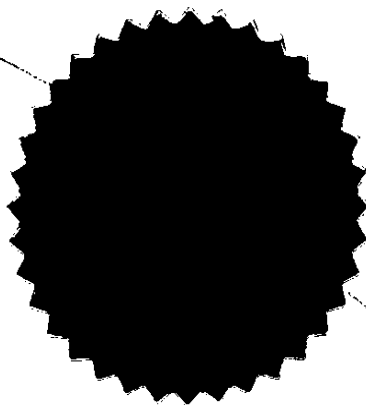
By: [Signature]
Attorney in Fact

STATE OF Illinois)
) SS.
COUNTY OF DuPage)

I, the undersigned Staci Rhoads a Notary Public in and for said County, in the State aforesaid, do hereby certify that Staci Rhoads 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 22 2012
[Signature]
Notary Public
My commission expires: 2/18/15

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



REAL ESTATE TRANSFER		01/30/2013	
	COOK	\$	46.50
	ILLINOIS:	\$	93.00
	TOTAL:	\$	139.50
15-03-116-029-0000 20121101601096 9H04MK			