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PREPARED BY:

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

Doc#: 1307135035 Fee: \$40.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/12/2013 10:38 AM Pg: 1 of 2

MAIL TAX BILL TO:

Luz Guzman
2841 Ruby St.
Franklin Pk, IL 60131

MAIL RECORDED DEED TO:

Joseph Nery
Nery and Richardson
4258 W. 63rd Street
Chicago, IL 60629

130297334731

Property of Cook County Clerk's Office

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);



Luz Guzman, of 5748 W. Henderson Chicago, IL 60634-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOTS 5 AND 6 IN BLOCK 18 IN FIRST ADDITION TO FRANKLIN PARK IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 12-28-230-005-0000 & 12-28-230-006-0000
PROPERTY ADDRESS: 2841 Ruby Street, Franklin Park, IL 60131



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.

| | | | |
|---|------------------|------------|----------|
| REAL ESTATE TRANSFER | | 02/27/2013 | |
|  | COOK | | \$47.50 |
|  | ILLINOIS: | | \$95.00 |
| TOTAL: | | | \$142.50 |
| 12-28-230-005-0000 20130201601464 HCCNEP | | | |

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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Special Warranty Deed - *Continued*

Dated this FEB 0 6 2013

Federal National Mortgage Association

By:

Attorney in Fact

Staci Rhoads

STATE OF Illinois)
) SS.
COUNTY OF DuPage)

I, the undersigned, 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/hers/their~~ free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this

FEB 0 6 2013

Notary Public

My commission expires: 12/14/15

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

