

# UNOFFICIAL COPY

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**PREPARED BY:**

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Burr Ridge, IL 60527



Doc#: 1309504133 Fee: \$40.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/05/2013 02:26 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

Richard Lyons and Grace Lyons  
319 S. Braintree Dr.  
Schaumburg IL 60193

**MAIL RECORDED DEED TO:**

Hal Stinespring Assoc  
910 East Oak St  
Lake in the Hills IL  
60157

## SPECIAL WARRANTY DEED

18 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) Richard Lyons and Grace Lyons, of 25 Mallard Rd Needham, MA 02492-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 140 IN WEATHERSFIELD UNIT THREE, BEING A SUBDIVISION IN SECTIONS 20 AND 21, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON APRIL 11, 1961 AS DOCUMENT NO. 18132630, IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 07-21-301-022-0000  
PROPERTY ADDRESS: 319 S. Braintree Drive, Schaumburg, IL 60193

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

S Y  
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