UNOFFICIAL COPY

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

MAIL TAX BILL TO:
Richard Lyons and Grace
319 3. Brain Rec.
MAIL RECORDED DE Codilis & Associates, P.C.

Richard Lyons and Grace Lyons
319 5 BRAID 201

Stinespring

30



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

SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Montgage 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 lee dham, 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 10. 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 tracit has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered c. 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 line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public u ilities; 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

Special Warranty Deed: Page 1 of 2

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Special Warranty Deed - Continued

| Dated this FEB 2 7 2013 | |
|---|---|
| | By: Matthew J. Rosenburg |
| STATE OF Illinois) SS. | <i>'</i> |
| COUNTY OF DuPage | |
| Matthew Rosenburg Attorney in Fact for Federa | 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 dinstrument, as his/her/their free and voluntary act, for the uses and arial seal, this Notary Public My commission expires: |
| \ | My commission expans. |
| Exempt under the provisions of Section 4, of the Real Estate Transfer Act Agent. VILLAGE OF SCHAUMBURG REAL ESTATE TRANSFER TAX | OFFICIAL SEAL KATE NICHOLS NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:02/18/15 |
| 21625 \ <u>aa300</u> | Co |

| REAL ESTATE TRANSFER | | 03/29/2013 |
|----------------------|-----------|------------|
| | СООК | \$111.50 |
| | ILLINOIS: | \$223.00 |
| | TOTAL: | \$334.50 |
| | | |

07-21-301-022-0000 | 20130301601997 | AP02EK