

UNOFFICIAL COPY

120297334209

PREPARED BY:

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



Doc#: 1310726151 Fee: \$40.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/17/2013 10:37 AM Pg: 1 of 2

MAIL TAX BILL TO:

Cynthia Phillips
100 Park Ave., #404
Calumet City, IL 60409

MAIL RECORDED DEED TO:

Cynthia Phillips
100 Park Ave., #404
Calumet City, IL 60409

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 THE GRANTEE(S) Cynthia Phillips, of 100 Park Ave #206 Calumet City, IL 60409-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

UNIT 404 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): LOT 2 EXCEPTING THEREFROM THAT PORTION LYING ABOVE A HORIZONTAL PLANE DRAWN AT AN ELEVATION OF 609.13 U.S.G.S. DATUM REFERENCED TO A BENCH MARK BEING THE BRASS PLUG AT CENTER LINE OF INTERSECTION OF 129TH STREET AND PAXTON AVENUE- ELEVATION-601.01) BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING IN THE SOUTH WEST CORNER OF SAID LOT 2; THENCE NORTH 18 DEGREES 15 MINUTES 08 SECONDS WEST 29 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE NORTH 71 DEGREES 44 MINUTES 52 SECONDS EAST 34.37 FEET; THENCE SOUTH 18 DEGREES 15 MINUTES 08 SECONDS EAST 29 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 71 DEGREES 44 MINUTES 52 SECONDS WEST 34.37 FEET TO THE POINT OF BEGINNING IN RIVER OAKS WEST UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SECTION 24 AND THAT PART OF LOT 1 LYING NORTH OF THE LITTLE CALUMET RIVER IN THE SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 1971 AS DOCUMENT 21704184 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 21073 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 21712326 AS AMENDED TOGETHER WITH AN UNDIVIDED .63 PERCENT INTEREST OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND UPON LOT 4 IN RIVER OAKS WEST UNIT 1 SUBDIVISION AFORESAID AND AS SET FORTH IN THE DECLARATION RECORDED NOVEMBER 15, 1971 AS DOCUMENT 21712320 AND CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY, TRUST NO. 21073 TO JOSEPH E. LAVELLE AND MILDRED M. LAVELLE, HIS WIFE, AND RECORDED ON JULY 5, 1972 AS DOCUMENT 21963632 OVER AND UPON LOT 1 IN RIVER OAKS WEST UNIT 1 SUBDIVISION AFORESAID AS CREATED BY SAID SUBDIVISION, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 29-24-100-018-1059

PROPERTY ADDRESS: 100 Park Avenue Unit #404, Calumet City, IL 60409

S
P
S
SC
INT

ALGF, INC.

UNOFFICIAL COPY

Special Warranty Deed - Continued

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 TAX



 **43027** 3/22/13
Calumet City • City of Homes \$ 92

REAL ESTATE TRANSFER TAX

 **43028** 3/22/13
Calumet City • City of Homes \$ 92

Dated this FEB 0 6 2013

REAL ESTATE TRANSFER 04/09/2013

		COOK	\$11.50
		ILLINOIS:	\$23.00
		TOTAL:	\$34.50

29 24-100-018-1059 | 20130301605850 | R0QZSK

Federal National Mortgage Association

By: 
Attorney in Fact
Staci Rhoads

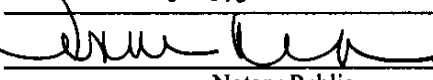
STATE OF Illinois)
) SS.
COUNTY OF DuPage)

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/her/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. _____