



1312001019

Doc#: 1312001019 Fee: \$40.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/30/2013 08:37 AM Pg: 1 of 2

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

MAIL TAX BILL TO:
Harry Sawyers and Haiyen Sawyers
1702 W Summerdale #1
Chicago IL 60640

MAIL RECORDED DEED TO:
James Zazakis
4315 N. Lincoln
Chicago IL
60613

130297335293

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) Harry Sawyers and Haiyen Sawyers, *Husband and wife* of 3234 W. Montrose Ave. Chicago, IL 60618-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

as Tenants by the Entirety
UNIT NO. 1702-1 IN SUMMERDALE AVENUE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 10 IN BLOCK 2 IN SUMMERDALE, A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 8, 2007 AS DOCUMENT NO. 0712815145, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 14-07-213-037-1006
PROPERTY ADDRESS: 1702 W. Summerdale Avenue, Unit 1, Chicago, IL 60640

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		04/15/2013	
	COOK		\$85.25
	ILLINOIS:		\$170.50
	TOTAL:		\$255.75

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REAL ESTATE TRANSFER		04/15/2013	
	CHICAGO:		\$1,278.75
	CTA:		\$511.50
	TOTAL:		\$1,790.25

14-07-213-037-1006 | 20130401602526 | 3B60NZ

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

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UNOFFICIAL COPY

Spécial Warranty Deed - Continued

Dated this MAR 21 2013

Federal National Mortgage Association

By:

Tammy A. Geiss
Attorney in Fact

Tammy A. Geiss

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 Tammy A. Geiss 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

MAR 21 2013

[Signature]

Notary Public

My commission expires: 8/31/15

Exempt under the provisions of 1702 W. Summerdale
Section 4, of the Real Estate Transfer Act Date
 Agent.