

# UNOFFICIAL COPY



Doc#: 1312112154 Fee: \$44.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/01/2013 02:42 PM Pg: 1 of 4

FIRST AMERICAN TITLE  
ORDER # 2421959

MAIL TO:  
JONATHAN STRAUSS  
SUITE 900, 17 N STATE ST  
CHICAGO IL 60602  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 1 day of April, 2013, between **Fannie Mae a/k/a Federal National Mortgage Association**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Kurt Kellison (2438 N Artesian, Chicago 60647, County of Cook and the State of Illinois)**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

**SEE ATTACHED EXHIBIT A**

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 13-25-307-079-1004

PROPERTY ADDRESS(ES): 2704 North California Avenue, Unit 2R, Chicago, IL, 60647

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER  
 CHICAGO  
 TOTAL: \$ 00.00  
 \$ 23.10  
 \$ 37.00  
 \$ 37.00  
 00.00  
 00.00  
 13-25-307-079-1004 | 2013-04-01600153 | P3CVWG  
 13-25-307-079-1004 | 2013-04-01600153 | P3CVWG



REAL ESTATE TRANSFER  
 COOK ILLINOIS  
 TOTAL: \$ 35.00  
 \$ 70.00  
 \$ 105.00  
 13-25-307-079-1004 | 2013-04-01600153 | P3CVWG  
 13-25-307-079-1004 | 2013-04-01600153 | P3CVWG



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**Fannie Mae a/k/a Federal National Mortgage Association**

Katharine G. File  
By

AS ATTORNEY IN FACT

STATE OF IL )  
COUNTY OF COOK ) SS

Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katharine G. File, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and 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 severally 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.

Signed or attested before me on 1 day of April, 2013.

Brooke A. Cowan  
NOTARY PUBLIC

My commission expires 6/23/15

This Instrument was prepared by  
Carol Richie/PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300  
Chicago, IL 60602



PLEASE SEND SUBSEQUENT TAX BILLS TO:  
KURT KELLISON  
2704 N CALIFORNIA, UNIT 2R  
CHICAGO, IL 60647

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## EXHIBIT A

UNIT 2R IN THE 2704 N. CALIFORNIA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: THE SOUTH 11 FEET OF LOT 10 AND ALL OF LOT 11 IN BLOCK 1 IN J.L. SHEAFFER'S SUBDIVISION OF LOT 2 OF THE PARTITION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617916052, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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