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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 STRAYS

SUITE 900-17 N STATE ST

CHICAGO IL 60602

SPECIAL WARRANTY DEED

(CORPORATION TO INDIVIDUAL)

ILLINOIS

THIS INDENTURE, made unis ____ day of ______, 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, Countjy of Cook and the State of Illinois), party of the second part, WTNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and po/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, RELE/ASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, and 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.

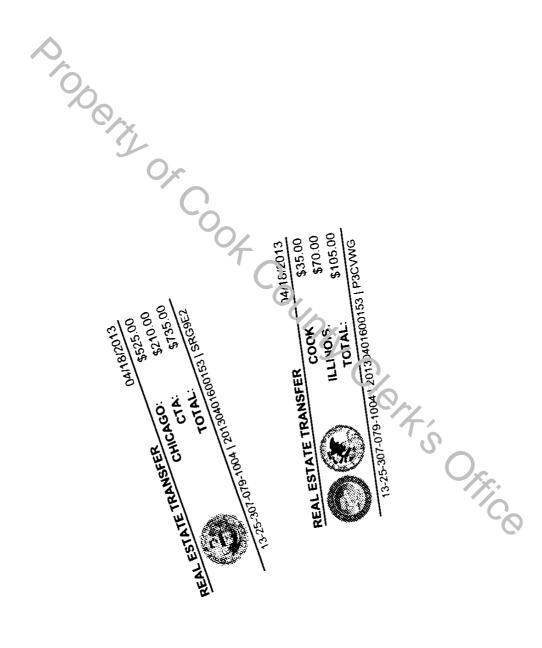
PERMANENT REAL ESTATE INDEX NUMBER(S): 13-25-307-079-1004

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

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Fannie Mae a/k/a Federal National Mortgage Association

Jathein & Fle

AS ATTORNEY IN FACT

STATE OF ()	
COUNTY OF	
do hereby certify that do hereby certify that attorney in fact for Fannie Mae a/k/a Federal Nation	public in and for said County, in the State aforesaid, personally known to me to be the Mortgage Association, and personally known to me cribed to the foregoing instrument, appeared before me
this day in person and severally acknowledged that instrument, as his/her/their free and voluntary act for	he/shc/they signed, sealed and delivered the said
Signed or attested before me on day of	MANU , 2013. MONUL ONW
	NOTARY PUBLIC
My commission expires	1h3/15
This Instrument was prepared by Carol Richie/PIERCE & ASSOCIATES, P.C., 1 North Dearborn, Suite 1300	OFFICIAL SEAL BROOKE A. COWAN NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 06/23/2015

Chicago, IL 60602

PLEASE SEND SUBSEQUENT TAX BILLS TO: 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 20 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE ON 2, TOG. DAMON EL DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617,918052, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.