## , PSTA739

UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

Andrea Bono

1860 Larden Ct.

Schiller Park BL 60176

MAIL RECORDED DEED TO:

60131

Doc#: 1318241098 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 07/01/2013 12:36 PM Pg: 1 of 2

## SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Morgage 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) Andrea Bono,

of 2441 Oak St. Franklin Park, IL 60151- all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE EAST 19.50 FEET OF THE WEST 44.50 FEET OF LOT 15 IN EDEN GARDENS, INC. BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21. TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER: 12-21-222-080-0000** 

PROPERTY ADDRESS: 9860 Garden Court, Schiller Park, IL 60176

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 encumber of charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through counter 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		06/07/2013
	соок	\$59.00
	ILLINOIS:	<b>\$118</b> .00
	TOTAL:	<b>\$177.00</b>

12-21-222-080-0000 | 20130601600131 | 6QV7AC

Attorneys' Title Guaranty Fund, Inc.

1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn:Search Department

## UNOFFICIAL COPY

Special Warranty Deed - Continued

1.**)	
Dated this MAR 2 0 2013	<u> </u>
	Federal National Mortgage Association
	By: Deu De
CTATE OF Illinois	Attorney in Fact
STATE OF Illinois ) SS.	Sta <b>c</b> i. Rhoads
COUNTY OF DuPage )	
Stact Khoads Attorney in Fact for Fed	r said County, in the State aforesaid, do hereby certify that leral National Mortgage Association, personally known to me to be the
acknowledged that he/she/ther signed, sealed and delivered the	regoing instrument, appeared before me this day in person, and said instrument, as his/her/their free and voluntary act, for the uses and
purposes therein set forth.	
Given under my hand an I	notarial seal, this MAR 2 0 2013
011311 aliast my	ONIA LUN
	Notary Public
	My commission expires: 121415
Exempt under the provisions of 9860 Garden Court	
Section 4, of the Real Estate Transfer Act Date	
Agent.	OFFICIAL SEAL
	ANNA MARIE RUBEN
	NOTARY PUBLIC - ST. TE OF ILLINOIS  MY COMMISSION EXPIRED: 12/14/15
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~