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**UNOFFICIAL COPY** 

## PREPARED BY:

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

MAIL TAX BILL TO:

Dan Batliner

2137 N. Long Surve Chicago, D. 60639

MAIL RECORDED DEED TO:

Law Office of Christine Garver 101 W. 22 nd St., Svite 108 Lombard, D. 60.48



Doc#: 1322635053 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 08/14/2013 10:21 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Montgage Association, of PO Box 650043 Dallas, TX 75265-, a corporation organized and existing under the laws of 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) Dan Batliner, of 2846 N. Springfield Ave. Chicago, IL 20018-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 10 IN BLOCK 6 IN DICKEY AND BAKER'S SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF GRAND AVENUE, IN COOK COUNTY, It LINOIS.

**PERMANENT INDEX NUMBER: 13-33-109-010-0000** 

PROPERTY ADDRESS: 2137 N. Long Avenue, Chicago, IL 60639

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, luilding line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; trainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

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

Attn:Search Department

P 3 S N SC Y

Special Warranty Deed:

## UNOFFICIAL COPY

Special Warranty Deed - Continued

1 .				
Dated this	10	N 0 3 2013		
			Federal National Mortgage	Association
		Ву		Brian Tracy
STATE OF Illinois		co	Attorney in Fact	
COUNTY OF Dupage	) ; )	SS.		
Brian Tracy same person(s) whose name(	Atorney in s) is/a e subscribe	Fact for Federal Nated to the foregoing	County, in the State aforesaid, of ional Mortgage Association, personall instrument, appeared before me the trument, as his/her/their free and volument.	y known to me to be the nis day in person, and
	Given under r	ny hand and notarial	seal, this JUN 0 3 2013	<del>\</del>
		0/	Xame Xo	<b>Y</b>
\		$\tau_{\bigcirc}$	Notary P	ablic
Exempt under the provisions of Section 4, of the Real Estate Tr		Date	<u></u>	~}
	Agent.		OFFICIAL SEAL JAMEL BOLLO NC VARY PUBLIC - STATE OF ILLING MY COMMISSION EXPIRES:05/05/	DIS 3 15 15 15 15 15 15 15 15 15 15 15 15 15
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	TOTAL:	\$120.00		Ç.
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	TOTAL:	\$120.00
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REAL ESTATE T	RANSFER	07/31/2013
	CHICAGO:	\$600.00
الدالين	CTA:	\$240.00
	TOTAL:	\$840.00
13-33-109-010-0	000   2013070160267	5   DRDMSK