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PREPARED BY:

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RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/03/2013 04:02 PM Pg: 1 of 2

MAIL TAX BILL TO:

Halyna M. Traversa and Andre L. Traversa
6525 N. NASHVILLE #208
CHICAGO IL 60631

MAIL RECORDED DEED TO:

- Joseph La Zara, Esq.
- La Zara & Associates
- 7246 W. Touhy Ave.
- Chicago, IL 60631

130297338394

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SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage 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) Halyna M. Traversa and Andre L. Traversa, **** AS JOINT TENANTS** of ****** all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

** A PERSON ** A SINGLE MAN*

1101 S. BROADWAY, PARK RIDGE IL 60661

UNIT NUMBER 8-B AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): ALL THAT PART OF LOT 6 IN BILLY CALDWELL'S RESERVATION IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF LOT 1 IN THE SUBDIVISION OF LOT 1 IN HRUBY AND COMPANY'S SUBDIVISION OF A PART OF THE SOUTH EAST FRACTIONAL QUARTER OF THE SOUTH EAST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THAT PART OF THE VACATED ALLEY LYING SOUTH AND SOUTHWESTERLY OF LOT 1 AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTHWESTERLY LINE OF SAID BILLY CALDWELL'S RESERVATION AT ITS POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE; THENCE SOUTH 34 DEGREES 14 MINUTES 10 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 50.0 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; CONTINUING THENCE SOUTH 34 DEGREES 14 MINUTES 10 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 231.77 FEET; THENCE SOUTH 55 DEGREES 45 MINUTES 50 SECONDS WEST AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 186.455 FEET TO ITS POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 1 EXTENDED SOUTH, THENCE NORTH IN THE WEST LINE OF SAID LOT 1, 159.57 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE NORTH 58 DEGREES 28 MINUTES 18 SECONDS WEST IN THE SOUTHWESTERLY LINE OF SAID LOT 6, 112.55 FEET TO ITS POINT OF INTERSECTION WITH A LINE 50 FEET SOUTHEASTERLY OF (AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID MILWAUKEE AVENUE) AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 6; THENCE NORTH 56 DEGREES 52 MINUTES 50 SECONDS EAST IN SAID PARALLEL LINE 142.90 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 23, 1971 KNOWN AS TRUST NUMBER 58765, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22211098; TOGETHER WITH AN UNDIVIDED 2.055 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY), IN COOK COUNTY, ILLINOIS.

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PERMANENT INDEX NUMBER: 10-31-409-060-1015
PROPERTY ADDRESS: 6525 N. Nashville Avenue Unit #208, Chicago, IL 60631

Attorneys' Title Guaranty Fund, Inc
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Special Warranty Deed Page 1 of 2
Attn: Search Department

