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PREPARED BY:

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

MAIL TAX BILL TO:

Halyna M. Traversa and Andre L. Traversa

6525 N. NASHULLE #208

CHECAGO IL 1.0631

MAIL RECORDED DEED TO:

Joseph La Zara, Esq.

La Zara & Associatios 7246 W. Touling Para.

- Chicago, IL 6067

Doc#: 1324626155 Fee: \$40.00 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

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 A nerica, 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 TRNANTS OF, All interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

** A GINGLE MAN * A BELLON 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 15 LAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF LOT 1 IN THE SUBDIVISION OF LOT 1 IN HRUEY AND COMPANY'S SUBDIVISION OF A PART OF THE SOUTH EAST FRACTIONAL QUARTER OF THE SOUTH EAST FRACTION 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 IT'S POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE; THENCE SOUTH 34 DECREES 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 EXITED 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 MLASURED 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 EXHID "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 1 58765, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENTS 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.

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, II, 60606,4650 age 1 of 2 Attn: Search Department

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1324626155D Page: 2 of 2

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Special Warranty Deed - Continued

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, 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.

O.	
Dated this JUL 1 6 2013	
	By: Eederal National Mortgage Association
STATE OF Illinois)	Attorney in Fact Starti Rhoads
COUNTY OF Dupage) SS.	
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Staci Rhoads Attorney in Fact for Federal National Mongage Association, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, at peared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as nic/he/their free and voluntary act, for the uses and purposes therein set forth.	
Given under my hand and notarial seal, this	
	My commission expires. 12 1415
REAL ESTATE TRANSFER 08/19/2013	ç
COOK \$45.00 ILLINOIS: \$90.00 TOTAL: \$135.00	OFFICIAL SEAL ANNA MARIE RUBEN NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:12/14/15
10-31-409-060-1015 20130701608344 XQU25E	······································

REAL ESTATE TRANSFER

CHICAGO: CTA:

10-31-409-060-1015 | 20130701608344 | K50EDG

TOTAL:

08/19/2013 \$675.00

\$270.00

\$945.00