

# UNOFFICIAL COPY



Doc#: 1335812066 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/24/2013 03:20 PM Pg: 1 of 3

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130366812238

MAIL TO:  
SUSAN ANDERSON & KENNETH  
455 W Wood, #203 Kendzora  
Palatine, IL 60067  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 20 day of November, 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 **Susan G Anderson and Kenneth E Kendzora** (13514 Stone Hill Drive, Huntley 60142, County of McHenry, State of Illinois), party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/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, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all 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): 02-15-303-056-1003

PROPERTY ADDRESS(ES): 455 West Wood Street Unit 203, Palatine, IL, 60067

\*wife and husband as tenants by the entirety

S Y  
P 3  
S N  
SC Y  
INT Y

REAL ESTATE TRANSFER	12/12/2013
COOK	\$143.00
ILLINOIS:	\$286.00
TOTAL:	\$429.00

02-15-303-056-1003 | 20131101606322 | GWPX0J

ATGF, INC.

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**Fannie Mae a/k/a Federal National Mortgage Association**

By: Pierce & Associates, P.C.  
As Attorney in Fact  
~~Katherine G Fite~~ Andrew Nelson

STATE OF ILL )  
COUNTY OF COOK ) SS

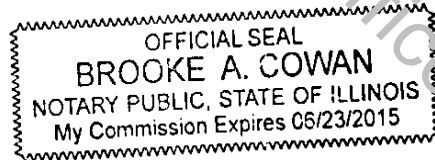
I, Brooke A Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Andrew Nelson, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 22 day of November, 2013.

NOTARY PUBLIC

My commission expires 12/3/15

This Instrument was prepared by  
Brooke Cowan/ PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300, Chicago, IL 60602



PLEASE SEND SUBSEQUENT TAX BILLS TO:  
SUSAN ANDERSON'S KENNETH KENDZAKA  
955 W. WOOD, #203  
PALATINE, IL 60067

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ATTORNEYS' TITLE GUARANTY FUND, INC.

## LEGAL DESCRIPTION

**Permanent Index Number:**

Property ID: 02-15-303-056-1003

**Property Address:**

455 W. Wood St., Unit 203  
Palatine, IL 60067

**Legal Description:**

Parcel 1: Unit No. 203 in the Preserve of Palatine Condominiums, in Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, as delineated on a survey attached as Exhibit "C" to the Declaration of Condominium recorded June 5, 2006, as Document No. 0615634000, and as further amended from time to time, with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right of use of limited common elements known as Garage Space No. G-18, Garage Space No. G-19 and Storage Space No. S-19.

Property of Cook County Clerk's Office