UNOFFICIAL COPY



PREPARED BY:

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

MAIL TAX BILL TO: Jaffrey Leach

MAIL RECORDED DEED TO:

Chicago IL Going



Doc#: 1403135118 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 01/31/2014 01:36 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortga e 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) Jeffrey Leach,

of 661 W. Sheridan #410 Chicago, IL 606.3 all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2726 NORTH 73RD AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00516595, IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIF 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 12-25-405-048-1003

PROPERTY ADDRESS: 2726 N. 73rd Avenue, Unit# 2, Elmwood Park, IL 60707

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has 1 or 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; argingge 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 Atta:Search Department

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Special Warranty Deed - Continued

Dated this _	DEC	1 2013				
STATE OF	Illinois) SS.	Fe By:	ederal National Me Attorney	- 00-71	on Cary J. Roje.
COUNTY O	F DuPage) 55.			/	
same person((s) whose name(s) d that he/she/they sign	Notary Public in and for Attorney in Pact for Fee is/are subscribed to the forned, sealed and delivered the	deral National Mortga oregoing instrument,	age Association, p , appeared befor his/her/their free a	personally known be me this day indicated and the person in the contract of the person in the person	to me to be the
		Given under my hand and	notarial scal, this),) () ()	EC 1 1 2013	
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			, M	commission exp	Notary Public cires:	15/18
Exempt under	r the provisions of			C	OFFICIAL SEAL	~~~3
-	the Real Estate Trans	fer ActDate Agent.		HOTARY AV CO	KATE NICHOLS PUBLIC - STATE OF IL MMISSION EXPIRES:02	LINOIS /18/15
				0	Office	
	Village of Village Real E	e of Elmwood Park state Transfer Stamp	MPT		0	
		L		04/44/0044		
		REAL ESTATE	TRANSFER COOK	01/14/2014 \$52.50		
			ILLINOIS:	\$105.00		
			TOTAL:	\$157.50		
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