UNOFFICIAL COPY

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PREPARED BY:

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

MAIL TAX BILL TO:

Adam Rodriguez 1831 N. 18th Avenue Melrose Park, IL 60160

MAIL RECORDED DIENTO: Adam Rodnigus 2 1831 IV. 1844 A.D. Melvose PouthTLL60160



Doc#: 1410533070 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 04/15/2014 10:37 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, of P.O. Box 650043 Dallas, TX 75265-0043, a corporation organized and existing under the laws of the United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Adam Rodriguez, of 5745 W. Irving Park Rd. Chicago, IL 60634, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 97 (EXCEPT THE SOUTH 49.0 FEET THEREOF) AND SOUTH 24.0 FEET OF LOT 98 IN NORTH AVENUE ADDITION TO MELROSE PARK, BEING A SUBDIVISION OF THE NORTH 63 ACKES OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MEPLDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 15-03-107-039-0000

PROPERTY ADDRESS: 1831 N. 18th Avenue, Melrose Park, IL 60160

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has rot 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 line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; organized ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Attemptys' Title Guaranty Fund, Inc. 1 S. Wacher Dr., STE 2400 C'arago, IL 60606-4650 Atta. Search Department

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Special Warranty Deed - Continued

Dated this	FEB	9 2014	
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Federal National Mortgage Association

By: Attorney in Er

STATE OF Illinois

A,

COUNTY OF DuPage

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that same person(s) whose name(s) is/are subscribed to he foregoing instrument, appeared before me this day in person, and 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.

Given under my hand and notarial seal, this

OFFICIAL SEAL
FRANCESCA E SIEGERT
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08:31/15

Exempt under the provisions of

Section 4, of the Real Estate Transfer Act

Date

Agent.



My commission expires:

REAL ESTATE TRA	04/04/2014	
	соок	\$77.7 5
	ILLINOIS:	\$155.50
	TOTAL:	\$233.25

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