

# UNOFFICIAL COPY

130297342623

**PREPARED BY:**

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



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

**MAIL TAX BILL TO:**

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

**MAIL RECORDED DEED TO:**

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

## 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, GRANTS, 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:

\* AN UNMARRIED MAN

LOT 97 (EXCEPT THE SOUTH 49.0 FEET THEREOF) AND SOUTH 23.0 FEET OF LOT 98 IN NORTH AVENUE ADDITION TO MELROSE PARK, BEING A SUBDIVISION OF THE NORTH 63 ACRES OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 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.

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

S Y  
P 2  
S N  
SC Y  
INT

