

# UNOFFICIAL COPY

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**PREPARED BY:**

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

**MAIL TAX BILL TO:**

Javier Ruiz  
2428 S. 9th Ave.  
NORTH RIVERSIDE, IL 60546

**MAIL RECORDED DEED TO:**

JAVIER RUIZ  
2428 S. 9th Ave.  
NORTH RIVERSIDE, IL 60546



Doc#: 1410619107 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/18/2014 10:37 AM Pg: 1 of 2

2/3

## 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 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) Javier Ruiz, of 1526 S 51st Ct #17 Cicero, IL 60604, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOTS 11 AND 12 IN BLOCK 9 IN KOMAREK'S WEST 22ND STREET 5TH ADDITION, BEING A SUBDIVISION OF PART OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 15-27-220-027-0000;  
15-27-220-028-0000  
PROPERTY ADDRESS: 2428 S. 9th Avenue, North Riverside, IL 60546

REAL ESTATE TRANSFER		04/04/2014
	COOK	\$74.50
	ILLINOIS:	\$149.00
<b>TOTAL:</b>		<b>\$223.50</b>
15-27-220-027-0000   20140401000890   WG1DEN		

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 Y

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Special Warranty Deed - *Continued*

Dated this MAR 17 2014

Fannie Mae A/K/A Federal National Mortgage Association

By: *[Signature]*  
Attorney in Fact  
**Jennifer Hayes**

STATE OF Illinois )  
  ) SS.  
COUNTY OF DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jennifer Hayes Attorney in fact for Fannie Mae A/K/A Federal National Mortgage Association, 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 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 MAR 17 2014  
*[Signature]*  
Notary Public  
My commission expires: 12/14/15

Exempt under the provisions of \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date  
Agent.

