

# UNOFFICIAL COPY



Doc#: 1413226077 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/12/2014 02:49 PM Pg: 1 of 3

MAIL TO:  
Esmeralda Roman  
4054 S. Prairie Ave #3  
Chicago, IL 60615  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE made this 24 day of March, 2014., between **Fannie Mae a/k/a Federal National Mortgage Association, (P.O. Box 650043, Dallas, TX 75265-0043)**, 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 **Esmeralda Roman (974 W 35th Pl Unit 510, Chicago, IL 60607)**, 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): **20-10-109-042-1010**

PROPERTY ADDRESS(ES): **4854 South Prairie Avenue Unit 3, Chicago, IL, 60615**

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

S Y  
P B  
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Fannie Mae a/k/a Federal National Mortgage Association

Katherine G. File  
By: Pierce & Associates, P.C.  
As Attorney in Fact  
**Katherine G. File**

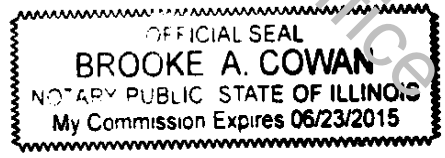
STATE OF IL )  
 ) SS  
COUNTY OF Cook )

**Brooke A. Cowan** the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that **Katherine G. File**, 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 24 day of March, 2014.  
Brooke A. Cowan  
NOTARY PUBLIC

My commission expires 6/23/15

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



PLEASE SEND SUBSEQUENT TAX BILLS TO:  
Emeraldola Roman  
4854 S. Prairie Ave #3  
Chicago IL 60615

REAL ESTATE TRANSFER		05/02/2014
	CHICAGO:	\$791.25
	CTA:	\$316.50
	TOTAL:	\$1,107.75

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REAL ESTATE TRANSFER		05/02/2014
	COOK:	\$52.75
	ILLINOIS:	\$105.50
	TOTAL:	\$158.25

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## EXHIBIT A

PARCEL 1: UNIT 4854-3 IN THE 4852 PRAIRIE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 11, 12, 13 AND 14 TAKEN AS A SINGLE TRACT (EXCEPT THE WEST 64.0 FEET OF THE SOUTH 36.58 FEET OF SAID TRACT) IN BLOCK 3 IN ELEANOR'S SUBDIVISION OF THE SOUTH 12 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, (EXCEPT THE EAST 300 FEET) AND EXCEPT THE SOUTH 100 FEET OF THE WEST 200 FEET (EXCEPT THE STREETS) OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0536419114, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: PERPETUAL EASEMENT AGREEMENT DATED DECEMBER 29, 2005 (IN FAVOR OF 3561-63 W. LYNDAL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ITS HEIRS, SUCCESSORS AND ASSIGNS) AND FOR THE BENEFIT OF PARCELS 1 AND 2, FOR THE PURPOSE OF INGRESS AND EGRESS AND TO PARK AUTOMOBILE VEHICLES (OVER A PORTION OF THE BURDENED PROPERTY) RECORDED DECEMBER 30, 2005 AS DOCUMENT NO. 0536419113; AS SHOWN ON THE PLAT OF SURVEY AND SET FORTH IN THE CERTIFICATE ON THE PLAT OF SURVEY OF 4852 PRAIRIE CONDOMINIUM, AFORESAID, AS FOLLOWS: THE WEST 64.0 FEET OF THE NORTH 14.25 FEET OF THE SOUTH 36.58 FEET, TOGETHER WITH THE WEST 18.0 FEET OF THE SOUTH 9.33 FEET OF THE NORTH 23.58 FEET OF THE SOUTH 36.58 FEET OF LOTS 11, 12, 13 AND 14 TAKEN AS A SINGLE TRACT OF LAND IN BLOCK 3 IN ELEANOR'S SUBDIVISION OF THE SOUTH 12 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 (EXCEPT THE EAST 300 FEET) AND EXCEPT THE SOUTH 100 FEET OF THE WEST 200 FEET (EXCEPT THE STREETS) OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.