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Doc#: 1413231107 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 05/12/2014 12:03 PM Pg: 1 of 3

MAIL TO:

STEVEN NICHO (4)

1060 Lake 5

Hanover PK TC 60133

SPECIAL WARRANTY DEED

(CORPORATION TO INDIVIDUAL)

ILLINOIS

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, reads, 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): 03-02-100-058-1171

PROPERTY ADDRESS(ES): 40 Prairie Park Drive Unit 2-411, Wheeling, IL, 60090

 COOK
 \$109.25

 ILLINOIS:
 \$218.50

 TOTAL:
 \$327.75

Attorneys' Title Guaranty Fund, Inc. 1 S. Wacker Dr., STE 2400
Clambra, IL 60606-4650
And Department

1413231107D Page: 2 of 3

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Fannie Mae a/k/a Federal National Mortgage Association By: As Attorney in Fact Katherine G. File STATE OF) SS **COUNTY OF** Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, Kathering G. File do hereby certify that ___, 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 synoscribed 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 \ \day of NOTARY PUP My commission expires This Instrument was prepared by OFFICIAL SEAL BROOKE A. COWAN Amanda Griffin/PIERCE & ASSOCIATES, P.C., NOTARY PUBLIC. STATE OF ILLINOIS 1 North Dearborn, Suite 1300, Chicago, IL 60602 My Commission Expires 06/23/2015

PLEASE SEND SUBSEQUENT TAX BILLS TO:

1413231107D Page: 3 of 3

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EXHIBIT A

PARCEL 1: UNIT NUMBER 2-411 AND P-2-85 IN PRAIRIE PARK AT WHEELING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 1 IN PRAIRIE PARK AT WHEELING SUBDIVISION OF PARTS OF THE NORTH 1/2 OF SECTION 2. TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 03, 2005 AS DOCUMENT NUMBER 0506203148; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO USE STOKAGE SPACE S-2-85. A LIMITED COMMON ELEMENT. AS NA FNUM.

OF COOK COUNTY CLOTHES OFFICE DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148.