UNOFFICIAL COPY

Doc#: 1413541138 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 05/15/2014 02:51 PM Pg: 1 of 2

PREPARED BY:

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

MAIL TAX BILL TO:

Tim Higgins 3946 N. BAVELSURAD \$508 CHICAGO IL GUG13

MAIL RECORDED DEED TO:

TIM HIGGINS 3946 N. RAVELSINGED

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Federa 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) Tim Higgins, of 1832 W. I ving Park Chicago, IL 60613-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to vit:

UNITS 508 AND G-35 IN THE METRO NORTH CONDOMINIUM AT VARIOUS LOCATIONS AND ELEVATIONS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL LISTATE:

THAT PART OF LOTS 1, 2, 3, 4, 5 AND 6 AND LOT 7 (EXCEPT THE WEST 14.1 FE 3T THEREOF AND ALSO EXCEPT THE EAST 8 FEET OF THE WEST 22.1 FEET OF THE NORTH 70 FEET THEREOF) IN BLOCK 3 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 AND OF LOTS 1, 2 AND 3 IN BLOCK 13 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, C YCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE LAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0623739044, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 14-19-201-036-1024;

14-19-201-036-1079

PROPERTY ADDRESS: 3946 N. Ravenswood Unit #508, Chicago, IL 60613

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.

ATG # 130297342064

1 S. Wacker Dr., STE 2400 Chicago, IL 60e06-4650 *Attn: Search Depulpedial Warranty Deed: Page 1 of 2

....1413541138D Page: 2 of 2

UNOFFICIAL COPY

Special Warranty Deed - Continued

| Dated this | APR | 74 | . 2 | 014 | Ĺ |
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Fannie Mae A/K/A rederal National Mortgage Association

Sucu

Stack Rhoads

STATE OF Illinois

SS.

COUNTY OF Dupage

It the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Staci Rhoads

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 any delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

APR 2 4 2014

Given under my hand and notarial seed, this

Notary Public

My commission expires: 4-19-1

 CHICAGO:
 \$1.822.50

 CTA:
 \$729.00

 TOTAL:
 \$2,551.50

14-19-201-036-1024 | 20140401602128 | HNG7TF

| REAL ESTATE TRA | 05/07/2014 | |
|-----------------|------------|----------|
| | соок | \$121.50 |
| | ILLINOIS: | \$243.00 |
| | TOTAL: | \$364.50 |

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