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Doc#: 1420210080 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/21/2014 02:44 PM Pg: 1 of 3

MAIL TO:
DANIEL NICA
1950 W. [REDACTED] HOOD 2C
CHICAGO IL 60660
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE made this 5 day of JUNE, 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 **Daniel Nica (1700 W Touhy Ave Apt3, Chicago, IL 60626)**, 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): 11-31-316-047-1003 /1014

PROPERTY ADDRESS(ES): 6422 North Hamilton Avenue unit 3A, Chicago, IL, 60645

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

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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)

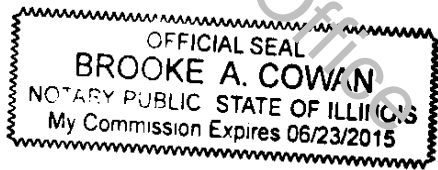
I, Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. File, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) 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 5 day of June, 2014.
Brooke A. Cowan

NOTARY PUBLIC

6/23/15

My commission expires



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

PLEASE SEND SUBSEQUENT TAX BILLS TO:
DANIEL NICA
1950 W. HOOD 2C
CHICAGO IL 60660

REAL ESTATE TRANSFER TAX		30-Jun-2014
	COUNTY:	34.75
	ILLINOIS:	69.50
	TOTAL:	104.25

11-31-316-047-1003 | 20140601606331 | 1-703-100-160

REAL ESTATE TRANSFER TAX		30-Jun-2014
	CHICAGO:	521.25
	CTA:	208.50
	TOTAL:	729.75

11-31-316-047-1003 | 20140601606331 | 1-217-675-008

ATTORNEYS' TITLE GUARANTY FUND, INC.
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LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 11-31-316-047-1003 /1014

Property Address:

6422 North Hamilton Ave. Unit 3A
Chicago, IL 60645

Legal Description:

Unit No. 6422-3A and Parking Space P-2 in 6420-22 North Hamilton Condominium, as delineated on the Plat of Survey of the following described parcel of real estate: Lots 5 and 6 in Block 4 in Devon and Western Addition to Rogers Park, a Subdivision of Lots 1 to 24 inclusive in Fabers Subdivision, a Subdivision of the South 6 chains of the Southwest 1/4 of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded September 20, 2006 as Document No. 0626331094, together with an undivided percentage interest in the common elements, in Cook County, Illinois.

Property of Cook County Clerk's Office