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

Doc#: 1423004043 **Fee:** \$40.00
RHSP Fee: \$9.00 **RPRF Fee:** \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/18/2014 10:47 AM Pg: 1 of 2

MAIL TAX BILL TO:
Ruben Ceballos
952 HARVARD Terrace #1
EVANSTON IL 60202

MAIL RECORDED DEED TO:
Ruben Ceballos
952 HARVARD Terr. #1
Evanston IL 60202

1302 97 342191

1/2

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) Ruben Ceballos, of 2834 N. McVicker Ave, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNITS 952-1 AND P-11 WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIDGE TERRACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96-109783, IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 11-30-116-022-1018;
11-30-116-022-1035
PROPERTY ADDRESS: 952 Harvard Terrace Unit #1, Evanston, IL 60202

| REAL ESTATE TRANSFER TAX | 01-Aug-2014 |
|--------------------------|--------------|
| COUNTY: | 29.50 |
| ILLINOIS: | 59.00 |
| TOTAL: | 88.50 |

11-30-116-022-1018 | 20140701616525 | 2-040-318-080

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.

CITY OF EVANSTON 028135
Real Estate Transfer Tax
City Clerk's Office
PAID JUL 28 2014
AMOUNT \$ 295.00
Agent

Attorneys' Title Guaranty Fund
1 N. Wacker Dr., STE 2400
Chicago, IL 60601-4650
Title Agent

Special Warranty Deed: Page 1 of 2

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Special Warranty Deed - *Continued*

Dated this JUN 16 2014

Fannie Mae A/K/A Federal National Mortgage Association
 By: Brian Tracy
 Codilis & Associates, P.C., its Attorney in Fact

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 Brian Tracy 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 JUN 16 2014
Janel Soltis
 Notary Public
 My commission expires: _____

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

