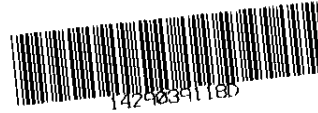


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Doc#: 1429039118 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/17/2014 03:46 PM Pg: 1 of 3

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

MAIL TAX BILL TO:  
Olabisi Falana  
357 E. Eastgate, #56  
Chicago, IL 60616

MAIL RECORDED DEED TO:  
Olabisi Falana  
357 E. Eastgate, #56  
Chicago, IL 60616

## SPECIAL WARRANTY DEED

1/2

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 the 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:

Olabisi Falana  
of 100 N. Hemitage Ave Unit 711 Chicago, IL 60612,  
all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: (BUILDING 5A, UNIT 56)  
THAT PART OF LOTS 1 AND 5 IN ANTONIO'S SUBDIVISION BEING A RESUBDIVISION IN THE WEST HALF OF SECTION 27, TOWNSHIP 39, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ANTONIO'S SUBDIVISION RECORDED APRIL 9, 2007 AS DOCUMENT NO. 0709906052, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BEING ALSO THE NORTHEAST CORNER OF LOT 5, THENCE NORTH 00 DEGREES 03 MINUTES 45 SECONDS, EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 38.93 FEET: THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS WEST 14.12 FEET: THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 38.30 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL EXTENDED FOR A POINT OF BEGINNING: THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 17.34 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL EXTENDED: THENCE SOUTH 00 DEGREES 06 MINUTES 47 SECONDS EAST ALONG SAID PARTY WALL: 49.61 FEET TO THE SOUTHERNMOST LINE BETWEEN LOTS 1 AND 5 THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID LINE, 17.31 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL EXTENDED: THENCE NORTH 00 DEGREES 08 MINUTES 51 SECONDS WEST ALONG SAID PARTY WALL, 49.61 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE GRANT OF ACCESS EASEMENT RECORDED AS DOCUMENT NO. 0713115096 AND IN THE GRANT OF ACCESS EASEMENTS: PHASE 1 RECORDED AS DOCUMENT NO. 0719715111 AND THE DECLARATION OF EASEMENT, COVENANTS, RESTRICTIONS AND PARTY WALL RIGHTS FOR THE EASTGATE VILLAGE HOMEOWNERS ASSOCIATION RECORDED AS DOCUMENT NO. 0713115097 AND AS AMENDED FROM TIME TO TIME AND THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS FOR THE TOWNHOMES AT EASTGATE VILLAGE

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

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Special Warranty Deed - *Continued*

TOWNHOUSE ASSOCIATION, RECORDED AS DOCUMENT NUMBER NO. 0719715113 AND AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:  
NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, ACROSS AND UPON THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF ACCESS EASEMENT DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT 0610118091 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL L.L.C.



PARCEL 4:  
NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR UTILITY PURPOSE UNDER, THROUGH AND ACROSS THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF UTILITY EASEMENT DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT NO. 0610118089 MADE BY MERCY HOSPITAL AND MEDICAL CENTER EASTGATE VILLAGE FIVE MODEL, L.L.C.


PERMANENT INDEX NUMBER: 17-27-129-078-0000

~~(17-27-129-003 / 004 U/P)~~

PROPERTY ADDRESS: 357 E. Eastgate Place Unit #56, Chicago, IL 60616

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.

REAL ESTATE TRANSFER TAX		15-Oct-2014
	COUNTY:	132.00
	ILLINOIS:	264.00
	TOTAL:	396.00
17-27-129-078-0000   20140901633617   0-518-593-664		

REAL ESTATE TRANSFER TAX		15-Oct-2014
	CHICAGO:	1,980.00
	CTA:	792.00
	TOTAL:	2,772.00
17-27-129-078-0000   20140901633617   1-611-734-144		

Special Warranty Deed: Page 2 of 3

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Special Warranty Deed - *Continued*

Dated this \_\_\_\_\_

Fannie Mae A/K/A Federal National Mortgage Association

By: *Staci Rhoads* Staci Rhoads  
Códilis & Associates, P.O., its Attorney in Fact

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS.

I, 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 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 \_\_\_\_\_

*Jessica Lee Stevens*  
Notary Public

My commission expires: 3/14/18

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

