

# UNOFFICIAL COPY

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**PREPARED BY:**

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**Doc#:** 1432319088 **Fee:** \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/19/2014 02:44 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

Christian Sabau  
2418 W. Greenleaf Avenue, Unit #3  
Chicago, IL 60645

**MAIL RECORDED DEED TO:**

Paul DeBiase  
Law Offices of Paul De Biase  
5536 W. Montrose Avenue  
Chicago, IL 60641-1330

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## 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 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 GRANTEE(S);

Christian Sabau,  
of 5131 Lunt, Skokie, IL 60077, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:


UNIT NO. 2418-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PARK CASTLE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 24476153, IN THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 10-36-213-006-1007



**PROPERTY ADDRESS:** 2418 W. Greenleaf Avenue Unit #3, Chicago, IL 60645

ALICE, INC.

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		18-Nov-2014
	<b>CHICAGO:</b>	802.50
	<b>CTA:</b>	321.00
	<b>TOTAL:</b>	1,123.50

10-36-213-006-1007 | 20140901631139 | 0-166-007-424

REAL ESTATE TRANSFER TAX		18-Nov-2014
	<b>COUNTY:</b>	53.50
	<b>ILLINOIS:</b>	107.00
	<b>TOTAL:</b>	160.50

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