# 791548660

### **UNOFFICIAL COPY**

#### PREPARED BY:

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

#### 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



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

1/7

#### 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 OF THE COMMON ELEMENTS IN PARK CASTLE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 24476153, IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, 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

AGE, NO.

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.

<b>REAL ESTATE TRANS</b>	18-Nov-2014	
	CHICAGO:	802.50
	CTA:	321.00
	TOTAL:	1,123.50
10.36.213.006.1007	20140001621120	0.466.007.404

REAL ESTATE TRANSFER TAX			18-Nov-2014
		COUNTY:	53.50
I CONTRACT		ILLINOIS:	107.00
		TOTAL:	160.50
10-36	213-006-1007	20140901631139	1-090-851-456

## Special Warranty Deed - Continued Deed - Continued Deed - Continued Deed -

Dated this	SEP	2 3 2014				
		·				
			F	annie Mae A/K/A	Federal National	Mortgage Association
	$\wedge$			A P	h	Staci Rhoads
	6		Ву:	Codilis & A	ssociates, P.C., i	ts Attorney in Fact
STATE OF _	ILLINOIS	) ss.				
COUNTY OF	DU PAGE					
taci Rhoads	undersigned, a	Notary Public in and Attorney in Fact for	for said C	ounty, in the S	state aforesaid,	do hereby certify that e Association, personally
person, and ack	be the same pers nowledged that he poses therein set f	on(s) whose name(a) is/are/she/they signed, sealed ac	e subscribed	to the foregoing is	nstrument, appea	red before me this day in
		Given under my hand an	nd notarial se	t, this	SEP 2 3 20	]]4
		·		2/1/201	Notary	Ulu- Public
					inotaly.	i uone
				My commi	ission expires:	3/14/18
					T'.	
				OFFICI.	AL SEAL	3
Exempt under the Section 4, of the	he provisions of Real Estate Trans	sfer ActDate Agent.		NOTARY PUBLIC -	EE STEVENS STATE OF ILLINGIS I EXPIRES:03/14/18	
					~~~~~	3 CV