

UNOFFICIAL COPY

PREPARED BY:

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



1432334041D

Doc#: 1432334041 **Fee:** \$40.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 11/19/2014 10:35 AM Pg: 1 of 2

MAIL TAX BILL TO:

Mario Perez and Olga Perez

2958 N. Kenneth
Chicago, IL 60641

MAIL RECORDED DEED TO:

Beatriz Betancourt
2457 N. Milwaukee
Chicago, IL 60647

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 THE GRANTEE:

Mario Perez and Olga Perez, as joint tenants with right of survivorship
of 2958 N. Kenneth Ave. Chicago, IL 60641,

all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 64 IN THE HULBERT FULLERTON AVENUE ^{Highlands} HEIGHTS SUBDIVISION NUMBER 2, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-28-429-014-0000**PROPERTY ADDRESS:** 5019 W Montana Street, Chicago, IL 60639

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.

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

REAL ESTATE TRANSFER TAX

18-Nov-2014



COUNTY:	95.00
ILLINOIS:	190.00
TOTAL:	285.00

13-28-429-014-0000 | 20141101644895 | 1-102-439-040

REAL ESTATE TRANSFER TAX

18-Nov-2014



CHICAGO:	1,425.00
CTA:	570.00
TOTAL:	1,995.00

13-28-429-014-0000 | 20141101644895 | 1-294-242-432

UNOFFICIAL COPYSpecial Warranty Deed - *Continued*Dated this NOV 03 2014

Fannie Mae A/K/A Federal National Mortgage Association

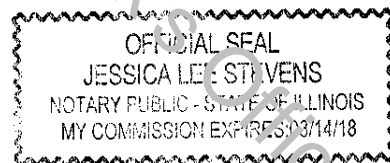
By:

Brian Tracy
Coddilis & Associates, P.C., its Attorney in FactSTATE 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 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 NOV 03 2014Jessica Lee Stevens
Notary PublicMy commission expires: 3/14/18

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



Special Warranty Deed: Page 2 of 2