

# UNOFFICIAL COPY



**PREPARED BY:**

Codilis & Associates, P.C.

Brian P. Tracy, Esq.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

**MAIL TAX BILL TO:**

Mariana Arellano  
15718 S. Peggy Lane Unit #4  
Oak Forest, IL 60452

Doc#: 1433934055 Fee: \$40.00

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

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 12/05/2014 11:27 AM Pg: 1 of 2

**MAIL RECORDED DEED TO:**

John Farrell  
10610 S. Cicero Avenue, 2nd Floor  
Oak Lawn, IL 60453-6359

## 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: Mariana Arellano, of 4701 Newberry Oak Forest, IL 60452, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 2-4 IN SHIBUI SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER A TRUST AGREEMENT DATED JANUARY 1, 1984, AND KNOWN AS TRUST NUMBER 61991, RECORDED ON MARCH 6, 1993 AS DOCUMENT 93168945, IN THE WEST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36, NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 28-17-416-009-1016

**PROPERTY ADDRESS:** 15718 S. Peggy Lane Unit #4, Oak Forest, IL 60452

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**

04-Dec-2014



COUNTY: 11.50  
ILLINOIS: 23.00  
TOTAL: 34.50

28-17-416-009-1016 | 20141101646734 | 0-892-187-264

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

