## **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 215718 S. Peggy Lane Unit #4

Oak Forest, IL 60452

MAIL RECORDED DEED TO:

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



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

## SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Fe<sup>2</sup>c. al National Mortgage Association, of P.O. Box 650043 Dallas, TX 75265-0043, a corporation organized and existing under the la vs of the United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand baid, 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 LASEMENTS, 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 is, 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.
18. Whether the STE 2400
Chicago, Inc. 1000-4050
Attn:Search Department

Special Warranty Deed: Page 1 of 2

## UNOFFICIAL COPY Special Warranty Deed - Continued

Dated this	N. 17 to 3 2014	
		Fannie Mae A/K/A Federal National Mortgage Association
	$\Diamond$	By:
	TO <sub>A</sub>	Codinis & Associates P.C., its Attorney in Fact
STATE OF _	ILLINOIS )	
COUNTY OF	DU PAGE ) SS.	
I, the		for said County, in the State aforesaid, do hereby certify that Fannie Mae A/K/A Federal National Mortgage Association, personally
person, and ackr	be the same person(s) whose name(s) is/are	subscribed to the foregoing instrument, appeared before me this day in delivered the said instrument, as his/her/their free and voluntary act, for
		4 1/2 (3 201)
	Given under my hand and	I notalial seal, this
		Jessica le XIIII
		Notary Public
		Ny commission expires:
		0
		The Contract of the Assessing and a second
		INCOME. AND SEAL
Exempt under the		NOTARY PUBLIC - STATE OF ILLINOIS
Section 4, of the	Real Estate Transfer ActDate Agent.	MY COMMISSION EXPIR_S-03/14/18
		and the same of th