

UNOFFICIAL COPY

PREPARED BY:

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Doc#: 1500819088 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/08/2015 10:53 AM Pg: 1 of 2

MAIL TAX BILL TO:

John Zanders
936 N. LeClaire
Chicago, IL 60651

MAIL RECORDED DEED TO:

ADEKOYA LAND GROUP
915 175TH ST, 1NW
HOMERWOOD, IL 60430

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(S) John Zanders, of 936 N LeClaire Chicago, IL 60651- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 1-W IN BEVERLY CONDOMINIUM AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 18TH DAY OF DECEMBER 1985 AS DOCUMENT NO. 3484685, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES:

LOTS 26, LOT 27, LOT 28 AND LOT 29 IN FRANK C. RATHJE'S HILLSIDE SUBDIVISION, A SUBDIVISION OF PART OF THE NORTH 329.76 FEET WEST OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE PLAT THEREOF FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, DECEMBER 2, 1916 AS DOCUMENT NO. 67492, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 25-30-101-037-1002
PROPERTY ADDRESS: 2243 W. 119th Street 1W, Blue Island, IL 60406

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

07-Jan-2015



COUNTY: 4.75
ILLINOIS: 9.50
TOTAL: 14.25

25-30-101-037-1002 | 20141201654871 | 1-432-618-624

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

