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Doc#: 1502049099 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/20/2015 09:26 AM Pg: 1 of 3

SPECIAL WARRANTY DEED
REO CASE No: C140C2M

182
185001016
FIDELITY NATIONAL TITLE

This Deed is from **Fannie Mae** a Federal National Mortgage Association a Corporation organized and existing under the laws of the United States, P.O. Box 650043, Dallas, TX 75265-0043, ("Grantor"), **Matthew Ciric and Michelle Ciric**, ("Grantee").

For value received, Grantor hereby grants, conveys, alienates and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows (the "Premises"):

945 East Kenilworth Avenue, Unit 207, Palatine, IL 60074
PIN#02-24-105-023-1036

Subject to: Taxes for year 2013 and subsequent years

See Legal Description attached hereto and made a part hereof

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, **Grantor is exempt from any and all transfer taxes.**
See, 12 U.S.C. 1723a (c) (2).

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 207, AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON JULY 3, 1973 AS DOCUMENT NUMBER 2702050; TOGETHER WITH AN UNDIVIDED 1.04146 PERCENT INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY), IN AND TO THE FOLLOWING DESCRIBED PREMISES: LOTS 6 AND 7 TAKEN AS A TRACT, EXCEPT THEREFROM THAT PART THEREOF LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 1 DEGREES 57 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF LOT 6, FOR A DISTANCE OF 10 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 75 DEGREES 00 MINUTES WEST FOR 145.00 FEET; THENCE NORTH 56 DEGREES 00 MINUTES WEST, FOR 100.00 FEET; THENCE SOUTH 65 DEGREES 20 MINUTES 03 SECONDS WEST, FOR 68.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, EXCEPTING THEREFROM THAT PART THEREOF LYING WITHIN THE INGRESS AND EGRESS EASEMENT AS SHOWN ON THE PLAT OF WILLOW CREEK APARTMENT ADDITION (BEING A RESUBDIVISION OF PART OF WILLOW CREEK, A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 28, 1970 AS DOCUMENT NO. 2536651), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS FOLLOWS: (A) EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THE PLAT OF WILLOW CREEK APARTMENT ADDITION FILED DECEMBER 28, 1970 AS DOCUMENT LR2536651 (B) RECIPROCAL EASEMENT FOR INGRESS AND EGRESS AS CREATED BY THE DECLARATION OF EASEMENTS FILED JULY 3, 1973 AS DOCUMENT LR2702046 IN COOK COUNTY, ILLINOIS

REAL ESTATE TRANSFER TAX

12-Jan-20 5



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

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