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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

RSSOCIOIL FIDELITY NATIONAL TITLE

This Deed is from Fannie Mae ://Ja Federal National Mortgage Association a Corporation organized and existing under the law, 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, recaises, aliens 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 "Preprises"):

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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January 09, 2015

Fannie Mae a/k/a Feder	ral National Mortgage Association
Int 197 He	bas, Shapiro Kreisman & Associates,
By Joseph M. Herl	bas, Shapiro Kreisman & Associates,
Its Attorney in Fact	Joseph M. Herbas

STATE OF Illinois)
0.) SS
COUNTY OF Cook)

I, Anne Roberson, a Notary Public in and for the County in the State aforesaid, do hereby certify that Joseph M. Berbas, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official scal this January 09, 2015

Notary Public

Mail Recorded Deed and Future Tax Bills to: Matthew Ciric and Michelle Ciric 945 East Kenilworth Avenue, Unit 207 Palatine, IL 60074

This document was prepared by: Shapiro Kreisman & Associates, LLC 200 N. LaSalle Street, Suite 2840 Chicago, IL 60601 "OFFICI IL SEAL"
ANNE E ROBERSON
NOTARY PUBLIC, STATE OF ILLINO'S
My Commission Expires Jul. 17 2017

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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 BEGINNINC, 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 (PEING 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 A PARTMENT 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

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02-24-105-023-1036 2015010	COUNTY:	12-Jan-20 5 0.00 0.00 0.00 0-047-531-648	STY'S OFFICE