

UNOFFICIAL COPY

140297345049

PREPARED BY:

Codilis & Associates, P.C.
Brian P. Tracy, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527



Doc#: 1504419147 **Fee:** \$40.00
RHSP Fee: \$9.00 **RPRF Fee:** \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/13/2015 02:32 PM Pg: 1 of 2

MAIL TAX BILL TO:

Aurimas Efremovas
1427 S. Chestnut Drive
Mount Prospect, IL 60056

MAIL RECORDED DEED TO:

Robert Blinstrubas
15 Spinning Wheel Road Ste 300
Hinsdale, IL 60521

SPECIAL WARRANTY DEED

1/2
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 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) Aurimas Efremovas, AN UNMARRIED MAN of 1900 Parkside Dr Apt #C-2 Park Ridge, IL 60068- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 182 IN ELK RIDGE UNIT NO. 3, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 14, AND IN THE SOUTHEAST 1/4 OF SECTION 15, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 30, 1962 AS DOCUMENT NUMBER LR2052946.

PERMANENT INDEX NUMBER: 08-14-308-014-0000

PROPERTY ADDRESS: 1427 S. Chestnut Drive, Mount Prospect, IL 60056

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.

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

REAL ESTATE TRANSFER TAX

12-Feb-2015



COUNTY:	128.75
ILLINOIS:	257.50
TOTAL:	386.25

08-14-308-014-0000 | 20150201661280 | 0-279-584-384

UNOFFICIAL COPY

Special Warranty Deed - *Continued*

Dated this JAN 1 2 2015

Fannie Mae A/K/A Federal National Mortgage Association

By: Brian Tracy
Codilis & Associates, P.C., its Attorney in Fact

STATE OF IL)
) SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Brian Tracy Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this JAN 1 2 2015

Jessica Lee Stevens
Notary Public
My commission expires: 3/14/18

Exempt under the provisions of _____ Date _____
Section 4, of the Real Estate Transfer Act _____ Agent.

