

UNOFFICIAL COPY

PREPARED BY:

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



Doc#: 1505134055 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/20/2015 11:20 AM Pg: 1 of 2

MAIL TAX BILL TO:

Paul Ugarte
4131 W. Belmont Ave. #209
Chicago, IL 60641

MAIL RECORDED DEED TO:

Dorothy Culhane
1910 S. INDIANA Ave. #623
Chicago, IL 60616

SPECIAL WARRANTY DEED

1/3
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) Paul Ugarte, *An unmarried man* of 6235 S Mason St Chicago, IL 60638- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 209 AND PARKING UNIT P-22 IN THE BELMONT LOFTS CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 TO 7, BOTH INCLUSIVE, LOT 8 (EXCEPT THE WEST 9.5 FEET THEREOF), TOGETHER WITH THE VACATED ALLEY, LYING EAST AND ADJOINING SAID LOT 1, IN BLOCK 10, IN BELMONT GARDENS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 1913 AS DOCUMENT NUMBER 5209764, IN COOK COUNTY, ILLINOIS. ALSO; LOTS 3 TO 6, BOTH INCLUSIVE, IN RINECK AND BIRREN'S BELMONT AVENUE ADDITION TO CHICAGO, IN THE NORTHEAST QUARTER OF SAID SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 28, 2006 AS DOCUMENT 0627139043, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS MAY BE AMENDED FROM TIME TO TIME.

PERMANENT INDEX NUMBER: 13-27-204-062-1009; 13-27-204-062-1076

PROPERTY ADDRESS: 4131 W Belmont Avenue
Unit 209, Chicago, IL 60641

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. Special Warranty Deed: Page 1 of 2
1 S. Wacker Drive, STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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Special Warranty Deed - *Continued*

Dated this 12/5/14

Fannie Mae A/K/A Federal National Mortgage Association

By: *Matthew J. Rosenburg*
Codifis & Associates, P.C., its Attorney in Fact

STATE OF Illinois)
) SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Matthew J. Rosenburg 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 12/5/14

Matthew J. Rosenburg
Notary Public
My commission expires: 8/31/15

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

REAL ESTATE TRANSFER TAX	19-Feb-2015
CHICAGO:	1,215.00
CTA:	486.00
TOTAL:	1,701.00

13-27-204-062-1009 | 20150201663526 | 0-263-372-416

REAL ESTATE TRANSFER TAX	19-Feb-2015
COUNTY:	81.00
ILLINOIS:	162.00
TOTAL:	243.00

13-27-204-062-1009 | 20150201663526 | 0-489-455-232