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PREPARED BY:

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



Doc#: 1506419101 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/05/2015 02:43 PM Pg: 1 of 2

MAIL TAX BILL TO:

Alexandra Vilkova and Roman Barykin

*2822 W Wellington
Chicago IL 60618*

MAIL RECORDED DEED TO:

Christine Ryan

*P.O. Box 7007
Algonquin IL*

6012-7007

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) Alexandra Vilkova and Roman Barykin, ~~NOT AS BOTH UN MARRIED~~, *NOT AS TENANTS IN COMMON BUT IN JOINT TENANCY.* of 2421 N Talman Ave Chicago, IL 60647- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

WITH RIGHTS OF SURVIVORSHIP.

LOT 15 IN BLOCK 7 IN S.E. GROSS' NORTHWEST ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 13-25-117-032-0000

PROPERTY ADDRESS: 2822 W. Wellington Avenue, Chicago, IL 60618

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	04-Mar-2015
CHICAGO:	2,325.00
CTA:	930.00
TOTAL:	3,255.00

13-25-117-032-0000 | 20150201665000 | 1-557-356-928

Dated this JAN 02 2015

REAL ESTATE TRANSFER TAX	04-Mar-2015
COUNTY:	155.00
ILLINOIS:	310.00
TOTAL:	465.00

13-25-117-032-0000 | 20150201665000 | 0-548-987-264

AT&T, INC.

AB XREC'D

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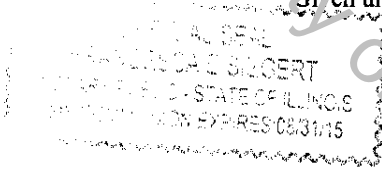
Special Warranty Deed - *Continued*

Fannie Mae A/K/A Federal National Mortgage Association

By: *Matthew J. Rosenburg* Matthew J. Rosenburg
Codris & 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

JAN 6 2015

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.

Property of Cook County Clerk's Office