

UNOFFICIAL COPY

PREPARED BY:

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



Doc#: 1508319124 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/24/2015 03:02 PM Pg: 1 of 2

MAIL TAX BILL TO:

Paula Baker
1183 Highland Ave.
OAK PARK, IL 60304

MAIL RECORDED DEED TO:

KEMH DAVIS
1525 E. 53rd St.
STE. 628
CHICAGO, IL 60655

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 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) Paula Baker, ~~X~~ * An unmarried woman of 315 N Maple Ave Unit 1A Oak Park, IL 60302- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 109 IN BIEFIELD'S ADDITION TO SOUTH RIDGELAND IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, STATE OF ILLINOIS.

PERMANENT INDEX NUMBER: 16-17-325-032-0000

PROPERTY ADDRESS: 1183 Highland Avenue, Oak Park, IL 60304

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

UNOFFICIAL COPYSpecial Warranty Deed - *Continued*

Dated this

2-11-15

STATE OF Illinois)
) SS.
 COUNTY OF Dupage)

Fannie Mae A/K/A Federal National Mortgage Association

By:

Codilis & Associates, P.C., its Attorney in Fact**Jennifer Hayes**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Jennifer Hayes** 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

Janel Solis 2-11-15
 Notary Public
 My commission expires: _____

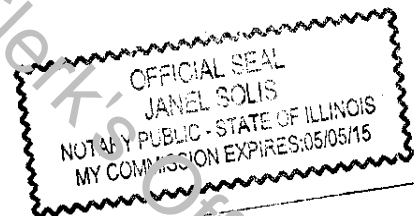
REAL ESTATE TRANSFER TAX

23-Mar-2015



COUNTY: 87.50
 ILLINOIS: 175.00
 TOTAL: 262.50

16-17-325-032-0000 | 20150301670243 | 1-163-741-568

**Oak Park**

MAR. 18. 15

0000003635

REAL ESTATE TRANSFER TAX	
01400.00	
FP 102801	