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PREPARED BY:

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

MAIL TAX BILL TO:

Scott Lechowicz
165 N. Canal Street, Unit #519
Chicago, IL 60606

MAIL RECORDED DEED TO:

David Gearhart
1701 E. Woodfield Rd., #925
Schaumburg, IL 60173



Doc#: 1510010107 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/10/2015 03:40 PM Pg: 1 of 2

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 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 GRANTEE(S);

Scott Lechowicz, *A single man*
of 3660 N. Lake Shore Dr., Chicago, IL 60613, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNITS 519 AND P-290 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RANDOLPH PLACE RESIDENCE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97984169, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT, MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NUMBER 08192543.

PERMANENT INDEX NUMBER: 17-09-325-009-1001; 17-09-325-009-1630
PROPERTY ADDRESS: 165 N. Canal Street Unit #519, Chicago, IL 60606

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.

S Y Attorneys' Title Guaranty Fund, Inc.
P 2 165 N. Canal Street, Chicago, IL 60606-1650
S N Attorney's Title Guaranty Fund, Inc.
SC Y Attorney's Title Guaranty Fund, Inc.
INT Y

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Special Warranty Deed - Continued

Dated this FEB 23 2015

Fannie Mae A/K/A Federal National Mortgage Association

By: *[Signature]*
 Codilis & 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 [Signature] 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 FEB 23 2015

[Signature]
 Notary Public
 My commission expires: 01/31/15

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

REAL ESTATE TRANSFER TAX		06-Apr-2015	
		COUNTY:	152.50
		ILLINOIS:	305.00
		TOTAL:	457.50

17-09-325-009-1001 | 20150201664385 | 2-136-136-064

REAL ESTATE TRANSFER TAX		06-Apr-2015	
		CHICAGO:	2,287.50
		CTA:	915.00
		TOTAL:	3,202.50

17-09-325-009-1001 | 20150201664385 | 1-534-114-176