

# UNOFFICIAL COPY



Doc#: 1510326097 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/13/2015 03:14 PM Pg: 1 of 2

140297347459  
65144362041

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

**MAIL TAX BILL TO:**  
Felisha R Thomas  
3524 W. Arthington Street  
Chicago, IL 60624

**MAIL RECORDED DEED TO:**  
Law Office of Keith E Davis  
1525 E 53rd St Ste 516-11  
Chicago, IL 60615

## 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) Felisha R Thomas, **AN UNMARRIED WOMAN**, of 2415 W Fullmore, , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: LOT 40 IN HOMAN SQUARE PHASE THREE, BEING A RESUBDIVISION OF LOTS 1 THROUGH 48, INCLUSIVE, AND THE VACATED 16 FEET EAST/WEST ALLEY IN BLOCK 9 IN E.A. CUMMINGS AND CO.'S CENTRAL PARK AVENUE ADDITION, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN. RECORDED JULY 12, 1996 AS DOCUMENT NUMBER 98534799, IN COOK COUNTY, ILLINOIS.

PARCEL 2: PERPETUAL NON-EXCLUSIVE EASEMENT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS IN, OVER AND ACROSS LOT 57 AS CREATED AND SET OUT IN THE PLAT OF SUBDIVISION RECORDED JULY 12, 1998 AS DOCUMENT NUMBER 98534799 AND THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HOMAN SQUARE HOMEOWNERS' ASSOCIATION RECORDED JUNE 27, 1994 AS DOCUMENT NUMBER 94558398 AND AMENDED AS DOCUMENT NUMBERS 94930840, 95190932, 95552590, 96476693, 06605103 AND 96971447.

PERMANENT INDEX NUMBER: 16-14-412-042-0000  
PROPERTY ADDRESS: 3524 W. Arthington Street, Chicago, IL 60624

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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		08-Apr-2015	
	COUNTY:	68.75	
	ILLINOIS:	137.50	
	TOTAL:	206.25	

16-14-412-042-0000 | 20150401675006 | 1-607-694-720

REAL ESTATE TRANSFER TAX		08-Apr-2015	
	CHICAGO:	1,031.25	
	CTA:	412.50	
	TOTAL:	1,443.75	

16-14-412-042-0000 | 20150401675006 | 0-326-662-528

