

# UNOFFICIAL COPY



Doc#: 1511022052 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/20/2015 11:24 AM Pg: 1 of 2

140297347261

**PREPARED BY:**

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

**MAIL TAX BILL TO:**

Johnny ~~Joe~~ Armstrong  
4427 N. Racine Avenue, Unit #3N  
Chicago, IL 60640

**MAIL RECORDED DEED TO:**

Vincent Sansonetti  
5521 N. Cumberland Ave., Ste. 1109  
Chicago, IL 60656

1/2

## SPECIAL WARRANTY DEED

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);

Johnny Joe Armstrong, *unmarried person*  
of 4007 N. Kenmore, #2, Chicago, IL 60613, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 3-N IN THE 4425 NORTH RACINE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 328 IN WILLIAM DERRING'S SURRENDEL SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 09041678, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3N, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 09041678.

**PERMANENT INDEX NUMBER:** 14-17-224-028-1006

**PROPERTY ADDRESS:** 4427 N. Racine Avenue, Unit #3N, Chicago, IL 60640

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.

**UNOFFICIAL COPY**

Dated this MAR 12 2015

Fannie Mae A/K/A Federal National Mortgage Association

By:   
 Codrills & 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. Codrills 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 MAR 12 2015  
  
 Notary Public  
 My commission expires: 8/21/15

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

REAL ESTATE TRANSFER TAX		17-Apr-2015
	CHICAGO:	3,262.50
	CTA:	1,305.00
	<b>TOTAL:</b>	<b>4,567.50</b>
14-17-224-028-1006   20150401675527   1-769-039-232		

REAL ESTATE TRANSFER TAX		17-Apr-2015
	COUNTY:	217.50
	ILLINOIS:	435.00
	<b>TOTAL:</b>	<b>652.50</b>
14-17-224-028-1006   20150401675527   1-188-304-256		