UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

Witold Drozd 1568 Wood land Ave. #1

295 Plaines, IL 60014

MAIL RECORDED DEED TO:

1568 Woodland Ave. #C

15126190730

Doc#: 1512619073 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 05/06/2015 11:32 AM Pg: 1 of 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 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) Witold Drozd, of 6674 W Albion Ave Niles. 1L 60714- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: THE NORTH 82.91 FEET OF THE SOUTH 230.83 FEET (EXCEPT THE WEST 141.0 FEET THEREOF) OF LOT 4 AND THE WEST 9.0 FEET OF THE NORTH 82.91 FEET OF THE SOUTH 230.83 FEET OF LOT 5

PARCEL 2: THE EAST 9.68 FEET OF THE WEST 62.94 FEET (BOTH MEASU'LEL ON THE NORTH LINE) OF LOT 5 (EXCEPT THE SOUTH 230.83 FEET THEREOF) ALL IN BLOCK 17 (SLOCUM PLOCK) IN PARK ADDITION TO DES PLAINES BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 1(A) ND SECTION 17 TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

PARCEL 3: EASEMENT AS SET FORTH IN THE DECLARATION OF EASEMENTS AND 5 (HIBIT ONE THERETO ATTACHED AS DOCUMENT 17635762 AND DEED 17695771, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 09-16-100-039-0000

PROPERTY ADDRESS: 1568 Woodland Avenue Unit C, Des Plaines, IL 60016

Pur 4/29/15

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.

Exempt deed or instrument eligible for recordation without payment of tax.

City of Des Plaines

Attorneys' Title Guaranty Fund, Inc. 1 S. Wacker Dr., STE 2400 Chicago, IL 60606-4650

Attnibearch Department Special Warranty Deed: Page 1 of 2

CCRD REVIEWER__

1512619073 Page: 2 of 2

Special Warranty Deed - Continued Deed - Continued Deed - Continued Deed -

Dated this	APR 22 2015	
STATE OF Illinois)	By: Codilis & Associates, P.C., its Attorney in Fact
COUNTY OF Dupage) SS.	Jennifer Hayes
Jenniter Hayes known to me to be the same pe	Attorney in Fact for Far erson(s) whose name(s) is/are sul he/she/they signed, realed and de	said County, in the State aforesaid, do hereby certify that nine Mae A/K/A Federal National Mortgage Association, personally bscribed to the foregoing instrument, appeared before me this day in elivered the said instrument, as his/her/their free and voluntary act, for Notary Public My commission expires:
Exempt under the provisions of	f ·	
Section 4, of the Real Estate Tra	ansfer ActDate Agent.	NEW COMMISSION ENGINEERINGS AND

REAL ES	TATE TRANSF	ER TAX	
			06-May-2015
		COUNTY:	48.00
		ILLINOIS:	96.00
09-16-100-039-0000 2		TOTAL:	144.00
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