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Doc#: 1514733029 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/27/2015 10:37 AM Pg: 1 of 2

150297348405

PREPARED BY:

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

MAIL TAX BILL TO:

Anna Motyka
10528 Ridge Cove Unit 32A
Chicago Ridge, IL 60415

MAIL RECORDED DEED TO:

Anna Motyka
10528 Ridge Cove Unit 32A
Chicago Ridge IL 60415

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) Anna Motyka, of 9225 Homestead Lane Bridgeview, IL 60455- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 32 'A', IN RIDGE COVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 7 IN COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND OF LOT 2 IN THE SUBDIVISION OF THE NORTH 1/2 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO CERTAIN LOTS IN STONEY CREEK TERRACE, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89247735 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 24-18-101-108-1018
PROPERTY ADDRESS: 10528 Ridge Cove Drive Unit# 32A, Chicago Ridge, IL 60415

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 20-May-2015

		COUNTY:	35.00
		ILLINOIS:	70.00
		TOTAL:	105.00

24-18-101-108-1018 | 20150501685906 | 1-468-669-312

Attorneys' Title Guaranty Fund, Inc.
1000 North Dearborn Dr., STE 2400
Chicago, IL 60606-4650
Annular Arch Department

Special Warranty Deed: Page 1 of 2

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