



Doc#: 1515226050 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/01/2015 11:49 AM Pg: 1 of 3

146297346514

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

MAIL TAX BILL TO:
Linda A Garza
18647 Villa Court # 19
Lansing, Illinois 60438

MAIL RECORDED DEED TO:
Law Office of Isabel Martinez
10526 S. Ewing Ave
Chicago, IL 60617

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 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:

Linda A Garza,
of 2320 182nd Place Apt 2 Lansing, IL 60438
all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NUMBER 19 IN THE VILLAS OF LANSING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF LOT 1 IN THE VILLAS OF LANSING A PLANNED UNIT DEVELOPMENT BEING PART OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326931127, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 20, 2005, AS DOCUMENT NUMBER 0502039023 AND AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 33-06-200-049-1027
PROPERTY ADDRESS: 18647 Villa Court #19, Lansing, IL 60438

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 27-May-2015



COUNTY: 44.00
ILLINOIS: 88.00
TOTAL: 132.00

33-06-200-049-1027 | 20150501688471 | 1-658-170-752

S Y
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SC V
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Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

UNOFFICIAL COPY

Special Warranty Deed - *Continued*

Dated this APR 02 2015

Fannie Mae A/K/A Federal National Mortgage Association

By: *Matthew J. Rosenburg* **Matthew J. Rosenburg**
Cedilis & 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. Rosenburg 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.



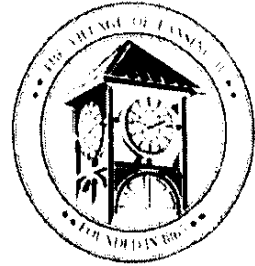
Given under my hand and notarial seal, this

APR 02 2015
Francesca E Siegert
Notary Public
My commission expires: 8/31/15

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

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:



VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Fannie Mae
Mailing Address: PO Box 650043
Dallas, TX 75265
Telephone: 800-732-6543
Attorney or Agent: Steve Meeker
Telephone No.: 708-418-5908

Property Address: 18647 Villa Court, #19
Lansing, IL 60438
Property Index Number (PIN): 33-06-200-049-1027
Water Account Number: 128 4100 00 02 & 128 4100 00 03
Date of Issuance: May 14, 2015

State of Illinois)
County of Cook)
This instrument was acknowledged before
me on May 14, 2015 by
Karen Giovane.

VILLAGE OF LANSING
By: Julie C. Anicheta
Village Treasurer or Designee

[Signature]
(SEAL) _____ (Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.