

UNOFFICIAL COPY



Doc#: 1519010092 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/09/2015 03:37 PM Pg: 1 of 2

1/2
PREPARED BY:
Codilis & Associates, P.C.
Brian P. Tracy, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

MAIL TAX BILL TO:
Marcin Kubisztal
1908 S. Prospect Ave.
Park Ridge IL 60068

MAIL RECORDED DEED TO:
ALICJA SROD
111 Higgins Rd
Park Ridge IL 60068

140297347762

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) Marcin Kubisztal, of 8684 W Carmen Norridge, IL 60706- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 11 AND THE NORTH 6 FEET OF LOT 12 IN BLOCK 16 IN KINSEY'S PARK RIDGE SUBDIVISION OF PART OF SECTIONS 1 AND 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 1924 AS DOCUMENT NUMBER 8299244 AND CORRECTION PLAT RECORDED APRIL 14, 1924 AS DOCUMENT NUMBER 8362395, IN COOK COUNTY, ILLINOIS.

THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND ADJACENT TO LOT 11 AND THE NORTH 6.00 FEET OF LOT 12 IN BLOCK 16 IN KINSEY'S PARK RIDGE SUBDIVISION OF PART OF SECTIONS 1 AND 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 1924 AS DOCUMENT NUMBER 8299244 AND CORRECTION PLAT RECORDED APRIL 14, 1924 AS DOCUMENT NUMBER 8362395 IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 12-02-402-036-0000
PROPERTY ADDRESS: 1908 S. Prospect Avenue, Park Ridge, IL 60068

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.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650 Special Warranty Deed: Page 1 of 2
Attn: Search Department

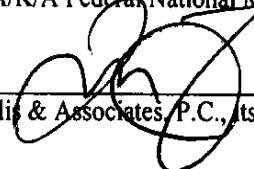
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Special Warranty Deed - Continued

Dated this APR 23 2015

Fannie Mae A/K/A Federal National Mortgage Association

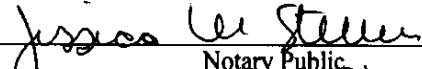
By:  Brian Tracy
Codilis & Associates, P.C., Its Attorney in Fact

STATE OF Illinois)
) SS.
COUNTY OF Dupage)

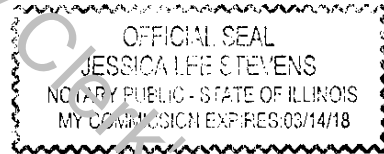
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Brian Tracy Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, 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.



APR 23 2015

Given under my hand and notarial seal, this _____


Notary Public
My commission expires: 3/4/18

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



REAL ESTATE TRANSFER TAX			07-Jul-2015
		COUNTY:	135.00
		ILLINOIS:	270.00
		TOTAL:	405.00
12-02-402-036-0000 20150601699265 0-976-909-184			



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 47841