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Doc#: 1519012020 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/09/2015 11:34 AM Pg: 1 of 2

150297349442

PREPARED BY:

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

MAIL TAX BILL TO:

Jesus Garcia and Maria Garcia
6016 S Keeler
Chicago IL 60629

MAIL RECORDED DEED TO:

Jesus Garcia
6016 S Keeler
Chicago IL 60629

SPECIAL WARRANTY DEED

1/2

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) Jesus Garcia and Maria Garcia, *husband & wife AS TENANTS BY THE ENTIRETY*, of 5212 S Laramie Ave Chicago, IL 60638- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 6 IN BLOCK 8 IN ARTHUR T. MCINTOSH'S 63RD STREET ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 19-15-411-039-0000
PROPERTY ADDRESS: 6016 S. Keeler Avenue, Chicago, IL 60629

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 01-Jul-2015

	COUNTY:	120.00
	ILLINOIS:	240.00
	TOTAL:	360.00

19-15-411-039-0000 | 20150601600761 | 1-031-476-096

REAL ESTATE TRANSFER TAX 01-Jul-2015

	CHICAGO:	1,800.00
	CTA:	720.00
	TOTAL:	2,520.00

19-15-411-039-0000 | 20150601600761 | 1-690-227-584

Attorneys' Title Guaranty Fund, Inc.
1000 Lake Dr
Chicago, IL 60606
Administrative Department

Special Warranty Deed: Page 1 of 2
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