

# UNOFFICIAL COPY



Doc#: 1521729032 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/05/2015 12:04 PM Pg: 1 of 3

# 7754243300 10F1 ALL

MAIL TO:

Dymia + Valente, LLC  
1820 W. Hubbard, Ste. 201  
Chicago, IL 60622

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 30 day of June, 2015., between **Fannie Mae a/k/a Federal National Mortgage Association (P.O. Box 650043, Dallas, TX 75265-0043)**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Emil Wegrzyn (1015 Apple St, Hoffman Estates, IL 60169)**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

**SEE ATTACHED EXHIBIT A**

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 08-14-302-018-1233

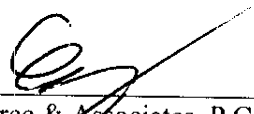
PROPERTY ADDRESS(ES): 702 Dempster Street Unit E205, Mount Prospect, IL, 60056

\* Unincorporated property in Mount Prospect

RECORDED per

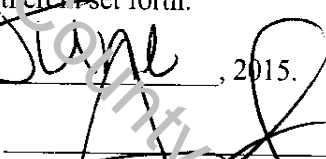
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**Fannie Mae a/k/a Federal National Mortgage Association**

  
By: Pierce & Associates, P.C.  
As Attorney in Fact  
Eddy Copot

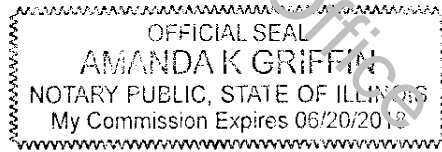
STATE OF IL )  
 ) SS  
COUNTY OF COOK )

I, Amanda K. Griffin the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Eddy Copot, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and 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 severally 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.

Signed or attested before me on 30 day of June, 2015.  
  
NOTARY PUBLIC



My commission expires 6/20/2018

This Instrument was prepared by  
Amanda Griffin/PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300, Chicago, IL 60602



PLEASE SEND SUBSEQUENT TAX BILLS TO:

Emil Wegrzyn  
702 Dempster St., Unit E205  
Mt. Prospect, IL 60056

REAL ESTATE TRANSFER TAX		05-Aug-2015
	COUNTY:	43.75
	ILLINOIS:	87.50
	TOTAL:	131.25

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## EXHIBIT A

PARCEL 1: UNIT 205 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CONDOMINIUMS OF BIRCH MANOR, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 04-007694 AND AMENDED FROM TIME TO TIME, IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 04-007694.

Property of Cook County Clerk's Office