

# UNOFFICIAL COPY

Doc#: 1525146019 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/08/2015 08:55 AM Pg: 1 of 2

Dec ID 20150501687796  
ST/CO Stamp 0-073-136-000 ST Tax \$143.00 CO Tax \$71.50  
City Stamp 1-330-902-912 City Tax: \$1,501.50

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

**MAIL TAX BILL TO:**  
Eduardo Romero  
4610 W. Deming Place  
Chicago, IL 60639

**MAIL RECORDED DEED TO:**  
Ian Berliner  
Pissetzky & Berliner, LLC  
53 W. Jackson Blvd., Ste. 1515  
Chicago, IL 60604-3606

140297346257  
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 the 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 GRANTEE(S);

Eduardo Romero, *A married man*  
of 4623 N. Ashland Ave., Chicago, IL 60640, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 27 (EXCEPT THE WEST 5 FEET) AND LOT 28 (EXCEPT THE EAST 14 FEET THEREOF) IN BLOCK 14 IN S.S. HAYES KELVYN GROVE, ADDITION BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 13-27-313-030-0000  
**PROPERTY ADDRESS:** 4610 W. Deming Place, Chicago, IL 60639

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  
Attn: Search Department

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Special Warranty Deed - Continued

Dated this JUL 02 2015

Fannie Mae A/K/A Federal National Mortgage Association

By:

Brian Tracy

Codill & 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.

Given under my hand and notarial seal, this JUL 02 2015  
Jessica Lee Stevens  
Notary Public  
My commission expires: 3/14/18

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

