

UNOFFICIAL COPY

Doc#: 1530257117 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/29/2015 01:20 PM Pg: 1 of 2

Dec ID 20151001637588
ST/CO Stamp 1-036-283-968 ST Tax \$405.00 CO Tax \$202.50

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

MAIL TAX BILL TO:
Grzegorz J. Kopacz
8 E. Debbie Dr.
Mount Prospect, IL 60053

MAIL RECORDED DEED TO:
Debicki Law Group
832 E. Rand Rd. Suite 15
Mount Prospect, IL 60056

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 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 THE GRANTEE Grzegorz J. Kopacz, of 4552 N. Delphia Ave Chicago, IL 60656- all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 285 IN THIRD ADDITION TO BLUETT'S FAIRVIEW GARDENS, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 19, 1962 AS DOCUMENT 2016922, AND CERTIFICATE OF CORRECTION THEREOF REGISTERED ON MARCH 14, 1962 AS DOCUMENT 2023843, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 03-35-407-009-0000
PROPERTY ADDRESS: 8 E. Debbie Drive, Mount Prospect, IL 60056

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

