## **UNOFFICIAL COPY**

PREPARED BY:

Codilis & Associates, P.C.

Brian P. Tracy, Esq.

15W030 N. Frontage Rd.

√ 15W030 N. Frontage Rd.

Burr Ridge, IL 60527

MAIL TAX BILL TO:

Grzegorz J. Kopacz

M & Deboil Dr.

The state of the s

MAIL RECORDED DEED TO:

Debicki Law Croup 832 E. Rand Rd. Suite 15

Mount Prospect, IC 4056

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

## SPECIAL WARRANTY DEED

1/2

THE GRANTOR, Fannie Mae A/K/A Feder 1 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, GPANTS, 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 exited 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. Wicker Dr., STE 2400 Chicago, IL 60006-4650 Attn:Search Department

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## Special Warranty Deed - Continued NOFFICIAL C SEP 3 0 2015 Dated this Fannie Mae A/K/A Federal National Mortgage Association **Brian Tracy** Attorney in Fact STATE OF Illinois COUNTY OF DuPage I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that 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 SEP 3 0 2015 Given under my hand and notarial seal, this Notary Public commission expires: Exempt under the provisions of Section 4, of the Real Estate Transfer Act Date Agent. JESSICA LEE STEVENS OTARY PUBLIC - STATE OF ILLINOIS VILLAGE OF MOUNT PROSPECT