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Doc#: 1532957045 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/25/2015 09:07 AM Pg: 1 of 2

Dec ID 20151101644615
ST/CO Stamp 0-876-550-208 ST Tax \$195.00 CO Tax \$97.50
City Stamp 2-113-304-640 City Tax: \$2,047.50

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

MAIL TAX BILL TO:

Rogelio Adan
2628 N. Parkside Ave
CHICAGO, IL 60639

MAIL RECORDED DEED TO:

Rogelio Adan
2628 N. Parkside Ave
CHICAGO, IL 60639

150297349554

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

Rogelio Adan, **A SINGLE MAN**
of 5230 W. Parker Chicago, IL 60639-

all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 93 IN FULLERTON CENTRAL MANOR BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 1929 AS DOCUMENT I0252965 IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-29-414-031-0000
PROPERTY ADDRESS: 2628 N. Parkside Avenue, 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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SEP 30 2015

Dated this _____

Fannie Mae A/K/A Federal National Mortgage Association

By: _____

Brian Tracy

Codilis & 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

SEP 30 2015

Given under my hand and notarial seal, this _____

Jessica La Steer
Notary Public
My commission expires: 3/14/18

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

Property of Cook County Clerk's Office