

UNOFFICIAL COPY

Doc#: 1533846076 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/04/2015 11:29 AM Pg: 1 of 2

Dec ID 20151101646949
ST/CO Stamp 1-894-581-312 ST Tax \$228.00 CO Tax \$114.00

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

MAIL TAX BILL TO:

April Kopec
8113 Justin Ct
Tinley Park IL 60477

MAIL RECORDED DEED TO:

Castle Land
13263 S Bell Rd
Aurora IL 60499

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 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(S) April Kopec, *married woman* of 7139 Laverne Lane, #2 W Tinley Park, IL 60477, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 65 IN MEADOWS PARK ESTATES PHASE 1, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 27-23-208-006-0000
PROPERTY ADDRESS: 8113 Justin Court, Tinley Park, IL 60477

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 charge, 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 9/10/15 SEP 10 2015

Fannie Mae A/K/A Federal National Mortgage Association

By: *Jennifer Hayes*
Codifis & Associates, P.C., its Attorney in Fact

Jennifer Hayes

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 Jennifer Hayes 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 SEP 10 2015
Janel Solis
Notary Public
My commission expires: _____

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

