

UNOFFICIAL COPY

Doc#: 1533849142 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/04/2015 11:29 AM Pg: 1 of 2

Dec ID 20151101648225
ST/CO Stamp 0-963-839-040 ST Tax \$175.00 CO Tax \$87.50
City Stamp 0-378-402-880 City Tax: \$1,837.50

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

MAIL TAX BILL TO:
Judith Torres, Juan M Torres
6118 S. Komensky Ave
Chicago IL 60629

MAIL RECORDED DEED TO:
6118 S. Komensky Ave
Chicago IL 60629

150297350112

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) Judith Torres, Juan M Torres, married to Celia Torres of 4516 S. St Louis Ave. Chicago, IL 60632- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 7 IN BLOCK 2 IN EAST BREFFNI, BEING PETER J. O'REILLY'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. unmarried

PERMANENT INDEX NUMBER: 19-15-421-027-0000
PROPERTY ADDRESS: 6118 S. Komensky Avenue, Chicago, IL 60629

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 SEP 11 2015

Fannie Mae A/K/A Federal National Mortgage Association

By: *[Signature]*

Matthew J. Rosenberg

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 Matthew J. Rosenberg 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 11 2015

[Signature]
Notary Public
My commission expires: 4-19-18

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

