# **UNOFFICIAL COPY**

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#### PREPARED BY:

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

#### MAIL TAX BILL TO:

Olga Nava 2914 Willow Street Franklin Park, IL 60131

### MAIL RECORDED DELD TO:

David C. Nelson
53 W. Jackson Blvd., Ste.
Chicago, IL 60604-3648



Doc#: 1606242019 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 03/02/2016 09:53 AM Pg: 1 of 2

1/2

## SPECIAL WARRANTY DEED

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, GRA (TS, CONVEYS AND SELLS to GRANTEE(S);

Olga Nava, AMA((18) WOMAN, of 3133 N. Christiana Ave., Chicago, IL 60618, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOTS 37 AND 38 IN LOEB'S RIVER PARK SUBDIVISION BEING A SUBDIVIS CN OF THE SOUTH HALF OF BLOCK 16 AND THE NORTH WEST QUARTER OF BLOCK 16 AND THE WEST 250 FEET OF BLOCKS 24 TO 27 INCLUSIVE IN RIVER PARK IN SECTION 27, TOWNSHIP 40 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 12-27-119-016-0000 and 12-27-119-017-0000

PROPERTY ADDRESS: 2914 Willow Street, Franklin Park, IL 60131

his stance and stated oursuant to become 7-08 A A of the Frankin and Village Code governing review of documentary

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 Special Warranty Deed: Page (3) 2

1606242019D Page: 2 of 2

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Special Warranty Deed - Continued

Dated this		
		Fannie Mae A/K/A Federa) National Mortgage Association
	1	By: Brian Tracy
STATE OF Illinois	)	Codilis & Associates, P.C. its Attorney in Fact
COUNTY OF DuPage	) SS.	O
Brian Tracy	Attorney in Fact for Fannie	d County, in the State aforesaid, do hereby certify that Mae A/K/A Federal National Mortgage Association, personally bed to the foregoing instrument, appeared before me this day in
person, and acknowledged that he/s the uses and purposes therein set for	she/they signed, sealed and deliver	ed the said instrument, as his/her/their free and voluntary act, for
	Given under my hand and notaria	al seal, this
		RICL.
		Notary Public  My commission expires: 4-19-18
Exempt under the provisions of	fer Act Date	
Section 4, of the Real Estate Trans	Agent.	CHEIGH LISEAL  KATLE LACHINE  NOTARY PUBLIC - STATE OF ILLINOIS  MY COMMISSION EXPIRES 04/19/18
	REAL ESTATE TRANSFER TA	X 29-Feb-2016

REAL ESTATE TRANSFER TAX			29-Feb-2016
		COUNTY:	97.50
2.4		ILLINOIS:	195.0D
- W	COL.	TOTAL:	292.50
12-27-11	9-016-0000 I 2	0160101658213	1_121_892_928