

# UNOFFICIAL COPY



Doc#: 1610610283 Fee: \$40.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/15/2016 04:16 PM Pg: 1 of 2

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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:**  
Allison Fishman  
4212 N. Ashland Avenue, Unit GS  
Chicago, IL 60613

**MAIL RECORDED DEED TO:**  
Theofilos (Tim) Asimos  
Dadkhah Law Group, LLC  
7126 N. Lincoln Ave.  
Lincolnwood, IL 60712

## 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, GRANTS, CONVEYS AND SELLS to GRANTEE(S);

Allison Fishman,  
of 4265 N. Broadway, Chicago, IL 60613, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT G-S IN BERTEAU TERRACE CONDOMINIUM, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP DATED SEPTEMBER 5, 1997 AND RECORDED SEPTEMBER 10, 1997 AS DOCUMENT NUMBER 97665269, A SUBDIVISION OF LOT 10 (EXCEPT THAT PART OF LOT 10 LYING WITHIN THE EAST 50 FEET SECTION TAKEN FOR ASHLAND AVENUE) IN BLOCK 27 IN RAVENSWOOD SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 18, AND PART OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 14-18-410-040-1002  
**PROPERTY ADDRESS:** 4212 N. Ashland Avenue Unit GS, Chicago, IL 60613

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.

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REAL ESTATE TRANSFER TAX		06-Apr-2016
	CHICAGO:	1,541.25
	CTA:	616.50
	TOTAL:	2,157.75 *

14-18-410-040-1002 | 20160301675622 | 0-741-330-496

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		06-Apr-2016
	COUNTY:	102.75
	ILLINOIS:	205.50
	TOTAL:	308.25

14-18-410-040-1002 | 20160301675622 | 1-658-138-176

