JNOFFICIAL COPY

PREPARED BY:
Codilis & Associates, P.C
Brian P. Tracy, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527
MAIL TAX BILL TO:
Allison Fishman Codilis & Associates, P.C.

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



Doc#: 1610610283 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 04/15/2016 04:16 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Federal National Mor gage 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 FELT SECTION TAKEN FOR ASHLAND AVENUE) IN BLOCK 27 IN RAVENSWOOD SUBDIVISION OF THE NORTHEAST 1/4 CF 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 anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited hereis. 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.

REAL ESTATE TRAF	NSFER TAX	06-Арг-2016
	CHICAGO:	1,541.25
$-\bar{s}_{i r j}$	CTA:	616.50
	TOTAL:	2,157.75 *
14-18-410-040-100	2 20160301675622	0.741.330.496

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REAL EST	TATE TRANS	SFER TAX	06-Apr-2016
		COUNTY:	102.75
122.28		ILLINOIS:	205.50
		TOTAL:	308.25
14-18-41	0-040-1002	20160301675622	1-658-138-176

1610610283D Page: 2 of 2

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Special Warranty Deed - Continued

Dated this
,
Fannie Mae A/K/A Federal National Mortgage Association By: Codific & Associates, P.C. jits Attorney in Fact
STATE OF Illinois
COUNTY OF DuPage) SS.
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Marthew I. Rosenburg 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) s/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 nota ria' seal, this 3)33)
OFFICIAL SEAL FRANCESCA E SIEGERT NOTARY PUBLIC - STATE OF ILL INJUS
Exempt under the provisions of
Section 4, of the Real Estate Transfer ActDateAgent.
Exempt under the provisions of Section 4, of the Real Estate Transfer Act Agent.