UNOFFICIAL COPY

(6) 1941 (18)

Doc#: 1611941018 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 04/28/2016 09:07 AM Pg: 1 of 2

PREPARED BY:

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

MAIL TAX BILL TO:

Gabriel Herezi

1538 W. Thorndale Avenue, #3

Chicago, IL 60660

MAIL RECORDED DEED TO:

Matthew M. Brady

5576 N. Elston Ave.

Chicago, IL 60630-1370

10

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, CKANTS, CONVEYS AND SELLS to GRANTEE(S);

Gabriel Herezi, Un unmarried Man of 5516 N. Artesian Ave., #3, Chicago, IL 60625, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 1538-3 AND P-7 IN THORNDALE PARK CONDOMINIUM, AS DELINE/(TE) ON A SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN MARGRETH KRANZ TRUSTEES ADDITION TO NORTH FOGEWATER SUBDIVISION, IN SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION RECORDED JUNE 21, 2001, AS DOCUMENT 1010543620, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 14-05-300-039-1012, 14-05-300-039-1020 PROPERTY ADDRESS: 1538 W. Thorndale Avenue, #3, Chicago, IL 60660

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 2 100 Warranty Deed: Page 1 of 2
Chicago, IL 60606-4650
Attn:Search Department

S P S S S S S

1611941018D Page: 2 of 2

UNOFFICIAL COPY

Special Warranty Deed - Continued

| Date | d this | | MAR 2 3 2016 | |
|---------|--|----------------------|-----------------------|--|
| | | | · | |
| | | | | |
| | | | | |
| | | | | Fannie Mae A/K/A Federal National Mortgage Association |
| | | | | Brian Tracy |
| COT A T | er or m | | | Codilis & Associates P.C., its Attorney in Fact |
| SIA | TE OF <u>Illinois</u> | 9 | _)) SS. | |
| COU | NTY OF Dupage | <u></u> | _) | |
| | I, the undersign | ned, a Noter | Public in and for | said County, in the State aforesaid, do hereby certify that |
| known | Brian i | raev Aug | mey in fact for far | Inte Mae A/K/A Federal National Mortgage Association |
| person | i, and acknowncuged | that he/she/they : | ice hame(s) is/are su | bscribed to the foregoing instrument, appeared before me this day in elivered the said instrument, as his/her/their free and voluntary act, for |
| the use | es and purposes there | ein set forth. | | and the third thirty do morner their nee and voluntary act, for |
| | | | 0/ | |
| | | Given u | inder my hand ard no | otarial seal, this MAR 2 3 2016 |
| | | | | roll. |
| | | | | Notary Public My commission expires: |
| E | REAL ESTATE TRANSF | ER TAX | 20-Apr-2016 | 17) |
| | | CHICAGO: | 1,031.25 | }************************************* |
| S | | CTA: TOTAL: | 412.50 | OFFICIAL SEAL |
| | 14-05-300-039-1012 | | 1,443.75 | NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPLORED. |
| * | 14-05-300-039-1012 20160301684708 1-956-602-176 * Total does not include any applicable penalty or interest due. | | | MY COMMISSION EXPIRES:04/19/18 |
| | |) applicable penalty | or interest due. | ************************************** |
| | | | | 0, |
| R | EAL ESTATE TRANS | FER TAX | 20-Apr-2016 | $O_{\mathcal{E}}$ |
| 1 | | COUNTY: | 68.75 | -// <u>-</u> // |

137.50

206.25

ILLINOIS:

14-05-300-039-1012 | 20160301684708 | 0-211-771-712

TOTAL: