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1612710144

Doc#: 1612710144 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/06/2016 03:42 PM 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:
Jaroslaw Janiec*
4950 N. Mason Ave
Chicago, IL 60630

MAIL RECORDED NEED TO:
114 HIGGINS RD
PARK RIDGE, IL 60058

1612710144
50297349771

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 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 THE GRANTEE(S) Jaroslaw Janiec, a married man of 6046 W Irving Park Ave Chicago, IL 60634- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT THREE HUNDRED NINETY SEVEN (397) IN WM ZELOSKY'S COLONIAL GARDENS SUBDIVISION OF THE WEST FRACTIONAL HALF (1/2) OF THE SOUTH EAST FRACTIONAL QUARTER (1/4) OF FRACTIONAL SECTION EIGHT (8), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-08-417-048-0000
PROPERTY ADDRESS: 4950 N. Mason Avenue, Chicago, IL 60630

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.

REAL ESTATE TRANSFER TAX 18-Apr-2016



CHICAGO: 1,425.00
CTA: 570.00
TOTAL: 1,995.00 *

13-08-417-048-0000 | 20160401691915 | 0-355-680-576

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

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

REAL ESTATE TRANSFER TAX 18-Apr-2016



COUNTY: 95.00
ILLINOIS: 190.00
TOTAL: 285.00

13-08-417-048-0000 | 20160401691915 | 0-595-349-056

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Special Warranty Deed: Page 1 of 2

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