# **UNOFFICIAL COPY**

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

MAIL TAX BILL TO:

Use A Barnett Usive # 204

MAIL RECORDED DEED TO:

400 s. Comy fam. 20 # 200

Doc#: 1613104102 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 05/10/2016 04:19 PM Pg: 1 of 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, GRANIS, CONVEYS AND SELLS to THE GRANTEE

Louise A Barnett,

of 19 Whitehall Ct. Buffalo Grove, IL 60089-

all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

## PARCEL 1:

UNIT NUMBER (S) 1-204 AND PARKING SPACE P-1-72 AND P-1-73 IN PRAIFIE PARK AT WHEELING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 1 IN PRAIRIE PARK AT WHEELING SUBDIVISION OF PARTS OF THE NORTH 1/2 CF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINO'S. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 3, 2005 AS DOCUMENT NUMBER 0506203148; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-1-72 AND S-1-73, A LIMITED COMMON ELLMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148

**PERMANENT INDEX NUMBER: 03-02-100-080-1004;** 

03-02-100-080-1120; 03-02-100-080-1121;

PROPERTY ADDRESS: 45 Prairie Park Drive Unit 204, Wheeling, IL 60090

A.C. M.C.

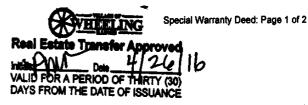
GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises 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.

 COUNTY:
 209.25

 ILLINOIS:
 418.50

 TOTAL:
 627.75

 03-02-100-080-1004
 20160401694991
 1-062-023-488



1613104102D Page: 2 of 2

# **UNOFFICIAL COPY**

Special Warranty Deed - Continued	
Dated this 42114	
	Fannie Mae A/K/A Federal National Mortgage Association
	By: Matthew J. Rosenbu Codills & Associates, P.C., its Attorney in Fact
STATE OF Illinois ) SS.	
COUNTY OF DuPage )  I the undersigned a Notary Public in and for	said County, in the State aforesaid, do hereby certify that
Matthew J. Rosenbulg Attorney in Fact for Facknown to me to be the same person, s) whose name(s) is/are superson, and acknowledged that he/she/they signed, sealed and d	nnie Mae A/K/A Federal National Mortgage Association, personally abscribed to the foregoing instrument, appeared before me this day in elivered the said instrument, as his/her/their free and voluntary act, for
the uses and purposes therein set forth.	aloulu a
OFFICIAL SEAL  FRANCESCA E SIEGERT  NOTARY PUBLIC - STATE OF ILLINOIS  MY COMMISSION EXPIRES:08/31/19	My commission expires:
Exempt under the provisions of Section 4, of the Real Estate Transfer ActDate	
Section 4, of the Real Estate Transfer ActBateBateBateBateBate	
mail	COUNTY CIENT
	Office Co
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