

# UNOFFICIAL COPY



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

## PREPARED BY:

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

## MAIL TAX BILL TO:

Louise A Barnett  
45 Prairie Park Drive, #204  
Wheeling, IL 60090

## MAIL RECORDED DEED TO:

Russell Barnett  
400 S. County Farm RD #200  
Wheaton, IL 60187

## 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 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 PRAIRIE 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 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. 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 ELEMENT, 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. G. F. INC.

SY  
S  
SC  
INT  
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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

02-May-2016



COUNTY:	209.25
ILLINOIS:	418.50
TOTAL:	627.75

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



Real Estate Transfer Approved

Initials: DM Date: 4/26/16  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

Special Warranty Deed: Page 1 of 2

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Special Warranty Deed - Continued

Dated this

4/21/14

Fannie Mae A/K/A Federal National Mortgage Association

By:

Codills & Associates, P.C., its Attorney in FactMatthew J. RosenbergSTATE 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. Rosenberg 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) is/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 notarial seal, this

4/21/14

Notary Public

My commission expires:

08/31/19

Exempt under the provisions of

Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date \_\_\_\_\_

Agent.

mail

Special Warranty Deed: Page 2 of 2