



Doc#: 1613304033 Fee: \$40.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/12/2016 12:20 PM Pg: 1 of 2

150297350207

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

MAIL TAX BILL TO:
Monika Zaharkowova
5024 N. Octavia Ave
Harwood Heights, IL 60706

MAIL RECORDED FILED TO:
Monika Zaharkowova
5024 N. Octavia Ave
Harwood Heights, IL 60706

1/2

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, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Monika Zaharkowova, of 1934 N. 73rd Ave Elmwood Park, IL 60707- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE SOUTH 1/2 OF THE NORTH 2/3 OF THE EAST 1/2 OF LOT 3 IN BLOCK 2 OF HARRIS FIRST SUBDIVISION, BEING A SUBDIVISION OF THAT PORTION LYING NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12 OF LOT 1 IN THE CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 12-12-412-036-0000
PROPERTY ADDRESS: 5024 N. Octavia Avenue, Harwood Heights, IL 60706

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 05-May-2016



COUNTY: 145.00
ILLINOIS: 290.00
TOTAL: 435.00

12-12-412-036-0000 | 20160401696145 | 0-875-548-992

4/27/16
VILLAGE OF HARWOOD HEIGHTS
REAL ESTATE TRANSFER TAX
0286 \$ 50.00

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

SEARCHED
SERIALIZED
INDEXED
MAY 12 2016
COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

Special Warranty Deed - *Continued*

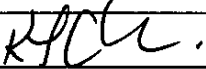
Dated this MAR 23 2016

Fannie Mae A/K/A Federal National Mortgage Association
Brian Tracy

By: 
 Codillo & 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 **Brian Tracy** 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 MAR 23 2016

 Notary Public
 My commission expires: 4-19-18

Exempt under the provisions of _____
 Section 4, of the Real Estate Transfer Act _____ Date _____
 _____ Agent.

