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16137 (**38**

PREPARED BY:

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

Doc#: 1613710088 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 05/16/2016 02:43 PM Pg: 1 of 2

MAIL TAX BILL TO:

Maxwell Nasir 3101 W. (61, forming 1/1, + 35 MICONOT PL. 6068 MAIL RECORDED LEID TO: Tudy Definguis 767 Will Horin.

6003

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) Maxwell Nasir, and Sell of the County of Cook, State of Illinois to yvit:

PARCEL 1:

UNIT 3-S AND G-1 IN THE 3101 N. CALIFORNIA CONDOMINIUM, AS O'J. INEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; LOTS 12 AND 13 IN SOFIE BAUE WESTER'S SUBDIVISION OF LOT 2 IN RICHON AND BAUERMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH 50% YEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 073320°51°, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT 0733203013.

PERMANENT INDEX NUMBER: 13-25-204-029-1005

13-25-204-029-1009

PROPERTY ADDRESS: 3101 N. California Avenue Unit #3S, Chicago, IL 60618

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 2400 Chicago, IL 60606-4650 Attn:Search Department S Special Warranty Deed: Page 1 of 2
SC Y

1613710088D Page: 2 of 2

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Special Warranty Deed - Continued

Dated this	ή ,	P 2 2 2018		
Dated tills	· · · · · · · · · · · · · · · · · · ·			
	\wedge		Far	nnie Mae A/K/A Federal National Mortgage Association
	6		Ву:	Codilis & Associales, P.C., its Attorney in Fact
STATE OF _	Illinois DuPage)) SS.		Jennifer Hayes
known to me to person, and ack	o be the same person(s)	whose name(s) is/are s	ubscribed t	ounty, in the State aforesaid, do hereby certify that A/K/A Federal National Mortgage Association, personally to the foregoing instrument, appeared before me this day in the said instrument, as his/her/their free and voluntary act, for
	Giv	ven under my hand and	netarial sea	I, this
				Notary Public My commission expires:
REAL ESTATE	TRANSFER TAX	06-May-2016		
	COUNTY: ILLINOIS:	171.25 342.50		- Community
13-25-204-029	70TAL: 0-1005 20160401696768	513.75 0-220-057-920		NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSIO', EXPIRES:05/07/19
REAL ESTATE	TRANSFER TAX	06-May-2016		
	CHICAGO:	2,568.75		CO

CTA:

TOTAL:

13-25-204-029-1005 | 20160401696768 | 0-693-645-632 * Total does not include any applicable penalty or interest due.

1,027.50

3,596.25 *