

# UNOFFICIAL COPY

Doc#: 1620025048 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/18/2016 11:46 AM Pg: 1 of 2

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

Dec ID 20160701630262  
ST/CO Stamp 1-858-968-896 ST Tax \$165.00 CO Tax \$82.50

**MAIL TAX BILL TO:**  
JCA Fund 11, LLC  
~~626 West Randolph Street~~  
~~Chicago, IL 60661~~

**MAIL RECORDED DEED TO:**  
JCA Fund 11, LLC  
~~626 West Randolph Street~~  
~~Chicago, IL 60661~~

40026528 1/2

GIT

## 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)



JCA Fund 11, LLC, of 626 W Randolph Street, Suite 1 Chicago, IL 60661- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 6 AND THE EAST 20 FEET OF LOT 7 IN BLOCK 14 IN SUNDALE RIDGE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND ALSO PART OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED NOVEMBER 17, 1959 AS DOCUMENT NUMBER 17714668 AND FILED IN BOOK 549 OF PLATS PAGE 319, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 27-25-311-003-0000 and 27-25-311-009-0000

PROPERTY ADDRESS: 7801 174th Street, Tinley Park, IL 60477

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 use 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.

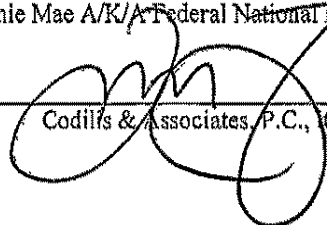
REAL ESTATE TRANSFER TAX		14-Jul-2016
	COUNTY:	82.50
	ILLINOIS:	165.00
	TOTAL:	247.50
27-25-311-003-0000   20160701630262   1-858-968-896		

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Special Warranty Deed - Continued


Dated this July 11, 2016

Fannie Mae A/K/A Federal National Mortgage Association

By:  **Brian Tracy**  
Codilfs & Associates, P.C., its Attorney in Fact

STATE OF Illinois )  
COUNTY OF DeWitt ) SS.

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 7/11/16  
  
Notary Public  
My commission expires: 7/21/20

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

