

UNOFFICIAL COPY

Doc#: 1628662006 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/12/2016 09:54 AM Pg: 1 of 2

Dec ID 20160901663897
ST/CO Stamp 1-465-825-088 ST Tax \$140.50 CO Tax \$70.25

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

MAIL TAX BILL TO:
James M. Clarke
10205 S. Trumbull Avenue
Evergreen Park, IL 60805

MAIL RECORDED DEED TO:
James R. Pittacora
223 W. Jackson Blvd., Suite 620
Chicago, IL 60606

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) James M. Clarke, of 10441 S. Artesian Ave. Chicago, IL 60655, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOTS 14 AND 15 (EXCEPT THE NORTH 20 FEET THEREOF) IN BLOCK 2 IN SEVENTH ADDITION TO CRAWFORD GARDENS, BEING A SUBDIVISION OF THAT PART OF LOTS 3, 4, 5 AND 6 IN COMMISSIONER'S PARTITION OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING IN THE SOUTH HALF OF THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SAID SECTION, IN COOK COUNTY ILLINOIS

PERMANENT INDEX NUMBER: 24-11-423-018-0000
PROPERTY ADDRESS: 10205 S. Trumbull Avenue, Evergreen Park, IL 60805

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

Special Warranty Deed: Page 1 of 2

160297353765

UNOFFICIAL COPY

Special Warranty Deed - Continued

Dated this SEP 15 2016

Fannie Mae A/K/A Federal National Mortgage Association

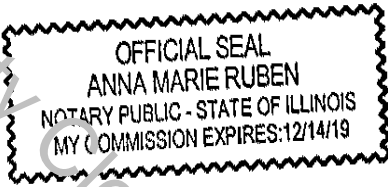
By: [Signature]
Codilis & Associates, P.C., its Attorney in Fact
Matthew J. Rosenberg

STATE OF Illinois)
COUNTY OF DuPage) SS.

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 SEP 15 2016
[Signature]
Notary Public
My commission expires: 12/14/2019

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



No. 3427
Village of Evergreen Park
\$ 703.00
[Signature]
Real Estate Transaction Stamp