160297352768

UNOFFICIAL COPY

Doc#. 1630747101 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 11/02/2016 12:36 PM Pg: 1 of 2

Dec ID 20161001674694

ST/CO Stamp 1-366-146-880 ST Tax \$283.00 CO Tax \$141.50

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

Burr Ridge, IL 60527

MAIL TAX BILL TO: + DUC Pawel Szczepankiewicz 1057 S. Walnut Avenue Arlington Heights, IL 60005

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) Pawel Szczepankiewicz, of 3444 N. Linder Ave. Chicago, IL 606 J., all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 95 IN R.A. CEPEK ARLINGTON HIGHLANDS, A SUBLIVISION OF PARTS OF SECTIONS 4 AND TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PARTS OF SECTIONS 31 AND 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 08-09-201-006-0000

PROPERTY ADDRESS: 1057 S. Walnut Avenue, Arlington Heights, IL 60005

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 of charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through of order 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. Woeker Dr., STE 2400 Chicago, H. 60606-4650 Attn:Search Department

Special Warranty Deed - Continued NOFFICIAL COPY

Dated this AUG 3 0 2016	
	Fannie Mae A/K/A Federal National Mortgage Association
	By: Codilis & Associates, P.C., its Attorney in Fact
STATE OF Illinois) SS.	
COUNTY OF DuPage)	for said County, in the State aforesaid, do hereby certify that
Brian Tracy Attorney in Fact for I	Fannie Mae A/K/A Federal National Mortgage Association, personally subscribed to the foregoing instrument, appeared before me this day in delivered the said instrument, as his/her/their free and voluntary act, for
the uses and purposes therein set forth.	AUG 3 0 2016
Given under my hand ar.	1 notarial seal, this
	Notary Public
,	(My commission expires: 4)1/20
Exempt under the provisions of Section 4, of the Real Estate Transfer Act Date Agent.	OFFICIAL SEAL JESSICA LEE STEVENS NUTAR! PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:04/21/20
	O _{FF}