

UNOFFICIAL COPY

Doc#: 1702449007 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 01/24/2017 08:42 AM Pg: 1 of 2

Dec ID 20170101602039

ST/CO Stamp 0-402-988-224 ST Tax \$195.00 CO Tax \$97.50

PREPARED BY:

Codilis & Associates, P.C.

Brian P. Tracy, Esq.

15W030 N. Frontage Rd.

Burr Ridge, IL 60527

MAIL TAX BILL TO:

Gabriel Rangel

9701 S. Kolmar Ave.
Oak Lawn, IL 60453

MAIL RECORDED DEED TO:

Gabriel Rangel

9701 S. Kolmar Ave.
Oak Lawn, IL 60453

SPECIAL WARRANTY DEED

1/2
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) Gabriel Rangel, a married man of 9242 S Avers Eve. green Park, IL 60805- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 1 IN THIRD ADDITION TO C. A. PERSON'S RIDGE MANOR, A RESUBDIVISION OF LOTS 4, 5 AND 6 IN BLOCK 11 IN CHARLES V. MCERLEAN'S 95TH STREET SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 24-10-111-009-0000

PROPERTY ADDRESS: 9701 S. Kolmar Avenue, Oak Lawn, IL 60453

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.

Village of Oak Lawn Real Estate Transfer Tax \$25 02658

Village of Oak Lawn Real Estate Transfer Tax \$50 03341

Village of Oak Lawn Real Estate Transfer Tax \$300 02757

Village of Oak Lawn Real Estate Transfer Tax \$100 02135

Village of Oak Lawn Real Estate Transfer Tax \$500 01221

Attorneys' Title Guaranty Fund, Inc. Special Warranty Deed; Page 1 of 2
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

UNOFFICIAL COPYSpecial Warranty Deed - *Continued*

DEC 01 2016

Dated this _____

Fannie Mae A/K/A Federal National Mortgage Association

By: _____

Codilis & Associates, P.C., its Attorney-in-Fact

Jennifer HayesSTATE OF Illinois)

) SS.

COUNTY OF DuPage)

Jennifer Hayes a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ 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

DEC 01 2016

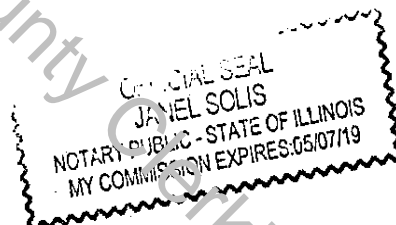
Notary Public

My commission expires: _____

Exempt under the provisions of _____

Section 4, of the Real Estate Transfer Act _____ Date

Agent.



Special Warranty Deed: Page 2 of 2