0297353125

UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

Daniel Espindola Trujillo

1419 Eliot Irail Glain IL 60120

MAIL RECORDED DEED TO:

M. BATEDSA- GIZOMA 217 N. M-LEAN SUNDAJ ELGIN IL GORZ Doc#. 1703417017 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 02/03/2017 09:56 AM Pg: 1 of 2

Dec ID 20170101605554

ST/CO Stamp 0-584-450-752 ST Tax \$200.00 CO Tax \$100.00

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Feder at 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, CANTS, CONVEYS AND SELLS to THE GRANTEE(S) Daniel Espindola Trujillo, A Single Man of 500 Congdon Ave, At 8 Elgin, IL 60120-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 137 IN COUNTRY TRAILS UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1992 AS DOCUMENT NUMBER 92230087 AND CORRECTED BY CERTIFICATE OF CORRECTION DATED MARCH 11, 1993 AS DOCUMENT NUMBER 93-183363, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 06-17-112-012-0000 PROPERTY ADDRESS: 1419 Eliot Trail, Elgin, IL 60120

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 grant ir, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; 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.

CITY OF ELGIN
REAL ESTATE
TRANSFER STAMP
68210

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

1703417017 Page: 2 of 2

Special Warranty Deed - Continued NOFFICIAL COPY

Dated this	DEC 3-0 2016		
		Fannie Mae A/K/A Federal National Mortgage Asso	ociation
		By: Codilis & Associates, P.C., its Attorney in I	ANTA C
STATE OF Illinois) 00	Codins & Associates, P.C., its Attorney in i	ract
COUNTY OF DuPa			
Jennifer the under	signed, a Notary Public in and for	said County, in the State aforesaid, do hereby c nie Mae A/K/A Federal National Mortgage Association,	ertify that
known to me to be the	sams person(s) whose name(s) is/are suged that he/spe/they signed, sealed and d	oscribed to the foregoing instrument, appeared before me livered the said instrument, as his/her/their free and volunt	this day in
	Ox	DEC 3 8-2016	
	Given under my hand and n	otarial seal, this	
	0	Notary Public	
	4	Mycommission expires:	
Exempt under the prov Section 4, of the Real !		OFFICIAL SEAL	
	Agent.	JANEL SOLID	
		MY COMMISSION EXPIRES NOTITIES	
		7/	
		OFFICE OFFICE	