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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

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 Trail
Elgin IL 60120

MAIL RECORDED DEED TO:
M. BARROSA GILMAN
217 N. McLEAN BLVD #1A
ELGIN IL 60123

160297353173

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) Daniel Espindola Trujillo, *a single man* of 550 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 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

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