

UNOFFICIAL COPY

Doc#: 1703422050 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/03/2017 09:56 AM Pg: 1 of 2

Dec ID 20170101602802
ST/CO Stamp 0-214-827-712 ST Tax \$150.00 CO Tax \$75.00

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

MAIL TAX BILL TO:
Paul Djonlich and Jean Djonlich
22 Park Lane, Unit 212
Park Ridge, IL 60068

MAIL RECORDED DEED TO:
Richard Janci
105 W. Madison Street, Ste. 1300
Chicago, IL 60602-4655

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) Paul Djonlich and Jean Djonlich, as Joint Tenants, of 22 Park Lane, Unit 212 Park Ridge, IL 60068, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE FOLLOWING DESCRIBED REAL ESTATE IN THE COUNTY OF COOK AND STATE OF ILLINOIS, TO-WIT: UNIT NUMBER 4/1 'K', AND GARAGE UNIT NUMBER 4/Z-27 IN BRISTOL COURT CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL), PARCEL 1: ALL OF LOT 'A' IN SELLERGEN'S BRISTOL COURT, BEING A SUBDIVISION OF PARTS OF LOT 8 AND 10 IN THE OWNER'S PARTITION OF LOTS 30 TO 33 IN THE COUNTY CLERK'S DIVISION OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1966 AS DOCUMENT NUMBER 19852990, IN COOK COUNTY, ILLINOIS. PARCEL 2: ALL OF FIRST ADDITION TO SELLERGEN'S BRISTOL COURT, BEING A SUBDIVISION OF LOT 5 (INCLUDING THAT PART THEREOF FALLING IN LOT 1 IN DECANINI RESUBDIVISION AS RECORDED ON NOVEMBER 7, 1963 AS DOCUMENT NUMBER 189649430) AND LOT 7, EXCEPT THE WEST 327.50 FEET THEREOF IN OWNER'S PARTITION OF LOTS 3 TO 33 OF COUNTY CLERK'S DIVISION OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22699774, AND AS AMENDED BY DOCUMENT NUMBER 24394152; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 09-34-102-045-1100; 09-34-102-045-1561
PROPERTY ADDRESS: 500 Thames Parkway, Unit 1-K, Park Ridge, IL 60068

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.

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

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