

UNOFFICIAL COPY

Doc# 1707449200 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/15/2017 10:43 AM Pg: 1 of 2

Dec ID 20170301621529
ST/CO Stamp 1-753-881-280 ST Tax \$160.00 CO Tax \$80.00
City Stamp 1-899-776-704 City Tax: \$1,680.00

160297354575

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

MAIL TAX BILL TO:
Righteous Oaks, Inc.
2189 Bowler St
Chicago, IL 60612

MAIL RECORDED DEED TO:
Righteous Oaks
2189 W. Bowler St
Chicago, IL 60612

SPECIAL WARRANTY DEED

1/1
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) Righteous Oaks, Inc., of 2189 West Bowler Street Chicago, IL 60612, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 12 IN E. WALTER HERRICK'S SUBDIVISION OF BLOCK 6 IN SUPERIOR COURT PARTITION OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-02-409-036-0000
PROPERTY ADDRESS: 1144 N. Spaulding Avenue, Chicago, IL 60651

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 charge, 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

Home, Inc.
1 S. Wacker
Chicago, IL
60606

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Special Warranty Deed - *Continued*

Dated this JAN 19 2017

Fannie Mae A/K/A Federal National Mortgage Association

By: Matthew J. Rosenberg
Coditis & Associates, P.C., Its Attorney in Fact

STATE OF Illinois)
)
) SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Matthew J. Rosenberg 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/so/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 JAN 19 2017
[Signature]
Notary Public
My commission expires: 12/14/2019

Exempt under the provisions of _____
Section 4, of the Real Estate Transfer Act _____ Date
Agent. _____



PROPERTY OF COOK COUNTY Clerk's Office