

# UNOFFICIAL COPY

Doc# 1713118026 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/11/2017 10:30 AM Pg: 1 of 2

After Recording Mail To:  
Pilip Ilic and Alen Potkrajac  
7051 Keystone Avenue  
Lincolnwood, Illinois, 60712

Dec ID 20170401647185  
ST/CO Stamp 1-010-225-600

SEND SUBSEQUENT TAX BILLS TO:  
Pilip Ilic and Alen Potkrajac  
7051 Keystone Avenue  
Lincolnwood, Illinois, 60712

This instrument was prepared by:  
Boiko & Osima, P.C.  
3447 N. Lincoln Ave., Chicago, Illinois, 60657  
Phone # 773-296-6110

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## SPECIAL WARRANTY DEED (Illinois)

THIS AGREEMENT, made this 28<sup>th</sup> day of April, 2017, between Fannie Mae A/K/A Federal National Mortgage Association, whose address is Fannie Mae, P.O. Box 650043, Dallas, Texas, 75265-0043, created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and Pilip Ilic and Alen Potkrajac, NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON, whose address is 7051 Keystone Avenue, Lincolnwood, Illinois, 60712, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 38 IN BLOCK 1 IN WARTELL'S SUBDIVISION OF THE SOUTH 20 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Numbers: 10-34-214-003-0000

Address of the Real Estate: 7051 Keystone Avenue, Lincolnwood, Illinois, 60712

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

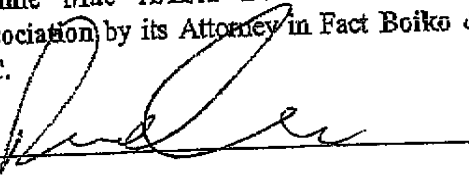
And the part of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND as to matters of title.

FIDELITY NATIONAL TITLE 0016038657

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Director, the day and year first above written.

Fannie Mae A/K/A Federal National Mortgage Association, by its Attorney in Fact Boiko & Osimani, P.C.

By 

Print Name: Ronald S. Osimani

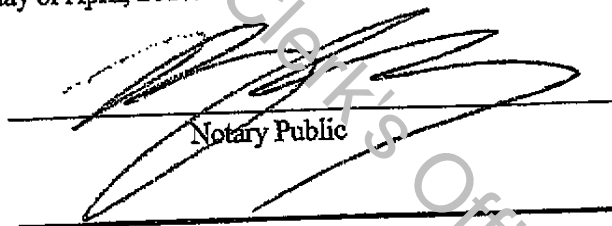
STATE OF ILLINOIS )

COUNTY OF COOK )

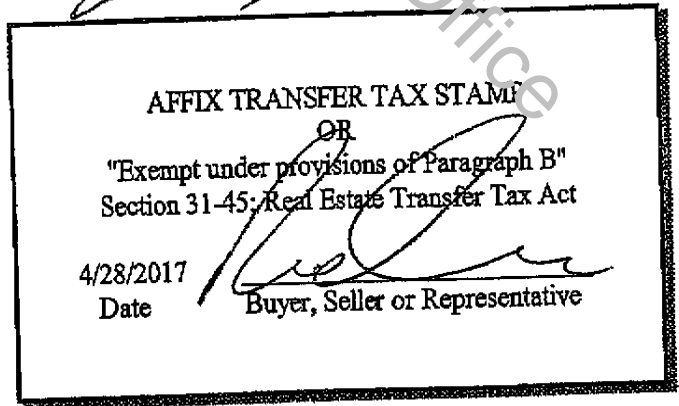
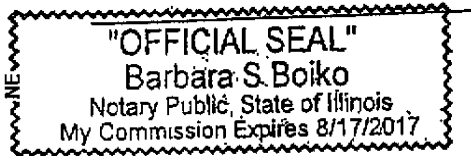
) ss.  
)

I, Barbara S. Boiko, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald S. Osimani, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Ronald S. Osimani, of Boiko & Osimani, P.C., Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28<sup>th</sup> day of April, 2017.

  
Notary Public

My Commission Expires:



REAL ESTATE TRANSFER TAX		09-May-2017
COUNTY:	ILLINOIS:	0.00
TOTAL:		0.00

10-34-214-003-0000 | 20170401647185 | 1-010-225-600