400-313 REPORTED FICIAL COPY

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

MAIL TAX BILL TO:

American Revival Company, NFP 1208 S. Willard Av. Chicago II. 60629

MAIL RECORDED DEED TO: Peoples Advocate 2500 E. Dulon-1700 DISPlaines, IL 60018 Doc#. 1714457140 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 05/24/2017 10:23 AM Pg: 1 of 2

Dec ID 20170501654613 ST/CO Stamp 0-862-259-648 ST Tax \$140.00 CO Tax \$70.00 City Stamp 0-155-027-904 City Tax: \$1,470.00

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) American Revival Company, NFP,

of 122 S. Michigan Ave, Ste 1070 Chicago, IL 60603-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 3, BLOCK 3, MARKLEY'S MARQUETTE PARK GARDENS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSTTP 38 NORTH, RANGE 13, EAST OF THE 3RD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 19-26-113-023-0000

PROPERTY ADDRESS: 7208 S. Millard Avenue, Chicago, IL 60629

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 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.

IOFFICIAL COPY Special Warranty Deed - Continue

APR - 3 2017 Dated this

Fonnia Maa	1 /7Z / A	Federa	National	Mortogoe	Association
rannie iviae	A/N/A	reuera	i iyanonai	MOUTERE	Association

Matthew J. Rosenburg

& Associates, P.C., its Attorney in Fact

STATE OF Illinois COUNTY OF DuPage

the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Marthew I. Rose iburg 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 she 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

Notary Public My commission expires:

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

Agent.

Copy Office

REAL ESTATE TRA	19-May-2017	
	CHICAGO:	1,050.00
	CTA:	420.00
	TOTAL:	1,470.00 *

19-26-113-023-0000 | 20170501654613 | 0-155-027-904

* Total does not include any applicable penalty or interest due.

REAL ESTATE	TRANSFER	TAX	19-May-2017
		COUNTY: ILLINOIS: TOTAL:	70.00 140.00 210.00
19-26-113-023-0000		20170501654613	

Special Warranty Deed: Page 2 of 2