

# UNOFFICIAL COPY

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

Doc# 1715049087 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/30/2017 09:50 AM Pg: 1 of 2

MAIL TAX BILL TO:  
Christopher Ebbe and Warren Baker  
6827 N. Greenview #2  
CHICAGO IL 60626

Dec ID 20170501661259  
ST/CO Stamp 0-464-643-776 ST Tax \$115.00 CO Tax \$57.50  
City Stamp 1-694-624-192 City Tax: \$1,207.50

MAIL RECORDED DEED TO:  
EBBE / W BAKER  
6827 N Greenview #2  
CHICAGO IL 60626

## 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) Christopher Ebbe and Warren Baker, *married to each other* of 7711 N. Sheridan Road #1 Chicago, IL 60626, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

### PARCEL 1:

UNIT NUMBER 6827-2 IN THE FARWELL COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 9 IN BLOCK 41 IN ROGER'S PARK, A SUBDIVISION OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 LYING EAST OF RIDGE ROAD OF SECTION 31 AND ALSO THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32 AND ALL OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0412632128; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE S-15, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 11-32-121-030-1011  
PROPERTY ADDRESS: 6827 N. Greenview Avenue Unit #2, Chicago, IL 60626

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., Ste. 2400  
Chicago, IL 60606-4650  
Attn: Search Department

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.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF

