

# UNOFFICIAL COPY

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

Doc#: 1719318035 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/12/2017 10:15 AM Pg: 1 of 2

MAIL TAX BILL TO:

Shaun Howard  
4038 N. Western Avenue  
Unit 2N, Chicago, IL 60618

Dec ID 20170601681524  
ST/CO Stamp 1-294-460-352 ST Tax \$355.00 CO Tax \$177.50  
City Stamp 0-656-283-072 City Tax: \$3,727.50

MAIL RECORDED DEED TO:

Michael Watkins  
2021 Midwest Road Suite 200  
Oak Brook, IL 60523

## 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) Shaun Howard, a single man of 4038 N. Western Ave. Chicago, IL 60618, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 6 IN F.D.P. SNELLINGS AND COMPANY'S SUBDIVISION OF LOTS 33 AND 42 BOTH INCLUSIVE IN BLOCK 7 IN HATTERMAN'S AND IRVING PARK BOULEVARD SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-24-101-027-0000  
PROPERTY ADDRESS: 3920 N. Albany Ave., Chicago, IL 60618

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.

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

