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

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 TAX BILL TO:

Shaun Howard Western Avenue

Unil 2N, Chicago, IL 60618

MAIL RECORDED DEED TO:

Michael Waterns

2021 Midwest Rood Site 200

Oak Brook IL Goras

## SPECIAL WARRANTY DEED

NOFFICIAL (

THE GRANTOR, Fannie Mark/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 land paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Shaun Howard, a single man of 4038 N Westner Ave. Chicago, IL 60618-, all interest in the following described real estate situated in the County of Cook, State of Illir ois, to wit:

LOT 6 IN F.D.P. SNELLINGS AND COMPANY'S SUBJI /ISION OF LOTS 33 AND 42 BOTH INCLUSIVE IN BLOCK 7 IN HATTERMAN'S AND IRVING PARK BOULEVARD SUBJIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2/, 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 Avc., 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 fine 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

## Special Warranty Deed - Continued NOFFICIAL COPY

Fannie Mae A/K/A Federal National Mortgage Association

By: Matthew J. Rosenburg

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

STATE OF Illinois

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that

Matthew J. Rosenburg

Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, personally known to me to be the same posen(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that hersby/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forty.

Given under my hand and notarial seal, this

My commission expires: 12 14 2019

Exempt under the provisions of

Section 4, of the Real Estate Transfer Act

Agent.

Date

MAY 1 1 2017

Dated this 4

OFFICIAL SEAL
ANNA MARIE RUBEN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/14/19