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PREPARED BY:

Codilis & Associates, P.C.
Jennifer Moses, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc#: 1901119184 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/11/2019 10:24 AM Pg: 1 of 2

MAIL TAX BILL TO:

Sara Hassan

6816 N Ashland
Unit 4C
Chicago, IL 60626

MAIL RECORDED DEED TO:

GUNDERSON LAW
2155 W Roscoe St.
Chicago, IL 60618

Dec ID 20181201668813
ST/CO Stamp 2-047-577-760 ST Tax \$190.00 CO Tax \$95.00
City Stamp 0-259-329-696 City Tax: \$1,995.00

180297357485

SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association ("Fannie Mae"), 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) Sara Hassan, a single woman of 1662 1/2 W. Farwell Unit 2S Chicago, IL 60626-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NUMBER 4C IN THE KELSEY COURT CONDOMINIUM II, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 4 IN BLOCK 43 IN ROGERS PARK, BEING A SUBDIVISION OF SECTION 30 LYING SOUTH OF THE INDIAN BOUNDARY LINE, THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 31 AND ALSO THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32 ALL IN TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 8, 2006 AS DOCUMENT NUMBER 0603934071; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 11-31-226-035-1014

PROPERTY ADDRESS: 6816 N Ashland Blvd Apt4C, Chicago, IL 60626

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.

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste 2400
Chicago, IL 60606-4850
Recording Department

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Special Warranty Deed *Continued*

Dated this DEC 11 2018

Federal National Mortgage Association ("Fannie Mae")

By: *Matthew J. Roseburg*
Codilis & Associates, P.C., its Attorney in Fact
Matthew J. Roseburg

STATE OF Illinois)
) SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Matthew J. Roseburg Attorney in Fact for Federal National Mortgage Association ("Fannie Mae"), 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 DEC 11 2018
Janel Solis
Notary Public
My commission expires: _____

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

Agent.

