

# UNOFFICIAL COPY

PREPARED BY:  
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15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

Doc#: 2029539242 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/21/2020 03:21 PM Pg: 1 of 2

Dec ID 20200801668779

ST/CO Stamp 1-105-422-816 ST Tax \$70.50 CO Tax \$35.25

**MAIL TAX BILL TO:**

Jason McMahon and Hui Q. Wu  
1408 S. 59th Ave.  
Cicero, IL 60804

**MAIL RECORDED DEED TO:**

Jason McMahon and Hui Q. Wu  
1408 S. 59th Ave.  
Cicero, IL 60804

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## SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association, of 5600 Granite Parkway Plano, TX 75024, a corporation organized and existing under the laws of , 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) Jason McMahon and Hui Q. Wu, of 1408 S. 59th Ave. Cicero, IL 60804, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 1A IN HERITAGE MANOR CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF LOTS 59 AND 60 (EXCEPT THE SOUTH 60 FEET OF SAID LOTS 59 AND 60) IN HOUSTON'S SUBDIVISION OF THAT PART LYING SOUTH OF THE WISCONSIN CENTRAL RAILROAD RIGHT OF WAY OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 16, 1995 AS DOCUMENT 95275274 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS RESERVED IN WARRANTY DEED DATED FEBRUARY 1, 1973 RECORDED FEBRUARY 16, 1973 AS DOCUMENT NUMBER 22223494 OVER AND UPON THE NORTH 4 FEET OF THE SOUTH 60 FEET OF THE WEST 9 FEET OF LOT 59 AND THE NORTH 4 FEET OF THE SOUTH 60 FEET OF LOT 60 IN HOUSTON'S SUBDIVISION AFORESAID FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 16-08-321-031-1002

**PROPERTY ADDRESS:** 439 S Taylor Ave Unit 1a, Oak Park, IL 60302

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.

