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Doc#: 0606220102 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/03/2006 10:57 AM Pg: 1 of 3

First American Title

Order # 1300482 / 10/3

SPECIAL WARRANTY DEED

REC CASE No: C058375

This Deed is from **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION** a Corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C., ("Grantor"), **ABRAHAM ABURAS** ("Grantee"), of 1012 South Mason Chicago IL 60644

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of **COOK**, State of Illinois, described as follows (the "Premises"):

10224 SOUTH HOXIE AVE., CHICAGO, IL 60617

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, **Grantor is exempt from any and all transfer taxes.**
See, 12 U.S.C. 1723a (c) (2).

CITY TAX

CITY OF CHICAGO
INCORPORATED 4th MARCH 1837

FEB. 22. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000001801

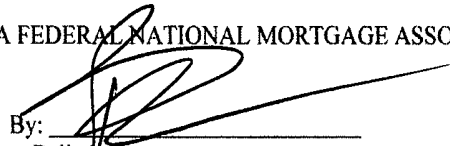
REAL ESTATE TRANSFER TAX
0086250
FP 102812

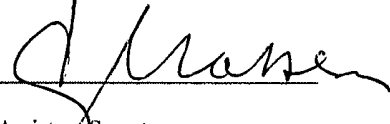
300

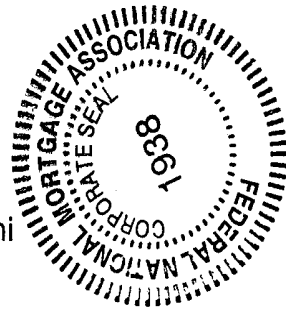
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January 23, 2006

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: 
Belinda Ferguson
Vice President

Attest: 
Assistant Secretary
Donna Ghassemi

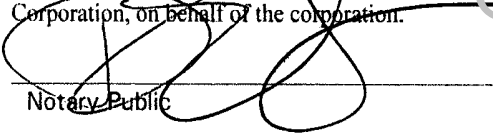


STATE OF TEXAS)

SS

COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this **23rd Day of January, 2006** by Belinda Ferguson, Vice President, and _____, Assistant Secretary, of Fannie Mae a/k/a Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.


Notary Public



Mail Recorded Deed and
Future Tax Bills to:

ABRAHAM ABRAHAM
10224 SOUTH HOXIE AVE.
CHICAGO, IL 60617

This document was prepared by:

Fisher and Shapiro, LLC.

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: THE SOUTH 5 FEET OF LOT 10 AND ALL OF LOT 11 IN BLOCK 191 IN RESUBDIVISION OF BLOCKS 189, 190, 195, 196 IN SUBDIVISION OF CALUMET AND CHICAGO CANAL DOCK COMPANY OF THE FRACTIONAL SOUTH 1/2 OF FRACTION SECTION 7, NORTH OF THE INDIAN BOUNDARY LINE, AND WEST OF THE ROCK ISLAND CHICAGO BRANCH RAILROAD, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO OF THE EAST FRACTIONAL 1/2 OF FRACTIONAL SOUTHEAST 1/4 OF FRACTIONAL SECTION 12, NORTH OF THE INDIAN BOUNDARY LINE AND EAST 662.1 FEET OF FRACTIONAL SECTION 13, NORTH OF THE INDIAN BOUNDARY LINE AND NORTH FRACTIONAL 1/2 AND OF THE NORTH FRACTIONAL 1/2 OF THE SOUTH FRACTIONAL 1/2 OF THE SOUTHWEST 1/4 OF FRACTIONAL SOUTHEAST 1/4 OF FRACTIONAL SECTION 12, SOUTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 25-12-429-088-0000 Vol. 0287

Property Address: 10224 South Hoxie Avenue, Chicago, Illinois 60617

Property of Cook County Clerk's Office