**UNOFFICIAL COPY** 

06179477330

Doc#: 0612947238 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 05/09/2006 03:33 PM Pg: 1 of 4

GIT

4365341

SPECIAL WARRANTY DEED FLEO CASE No: C060382

This Deed is from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOC., a corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C. ("Grantor"), to Jose Viloa ("Grantee"), and to Grantee's heirs and assigns.

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever 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"):

## 787 Greenbay Avenue, Calumet City, #2, 60409

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 of 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).



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Everyof index provisions of paragraph. Branch A. Real Listato Bransfel Act.

## **UNOFFICIAL COPY**

Date: March, 2006
FANNIE MAE A/K/A FEDERAL NATIONAL
MORT SAGE ASSOCIATION
By:
Sanda Phillips
Vice President
Cal Marie
Allen
Assistant <b>Sepieta</b> yGhassemi
0,
STATE OF TEXAS )
) SS
COUNTY OF DALLAS )
The foregoing instrument was acknowledged before me, a notary public
commissioned in Dallas County, Texas this Day of March, 2006,
by Bolindo Phillips , Vice President, and
David GHASSAN, Assistant Secretary, of Federal National Mortgage Association, a
United States Corporation, on behalf of the corporation.
Nato Public
Notecy Public
OTANE E. SANDERS  Notary Public, State of Texas  My Commission Expires 08-21-08

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## **UNOFFICIAL COPY**

THE NORTH 12 OF LOT 3 IN BLOCK 1 IN HOME GARDEN ACRES SUBDIVISION, BEING A SUBDIVISION INTO LOTS BLOCKS AND STREETS OF THE SOUTHEAST 14 OF THE NORTHEAST 14 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCPIAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THE RAILROAD RIGHT OF WAY.

Commonly known as: 787 Greenbay Avenue

Calumet City, Illinois 60409

P.I.N.: 30-18-228-019

Prepared Ey: Belinda C. Ferguson

Fannie Mae

International Plaza II

14421 Dallas Parkway, Ste. 1000

Dallas, TX 75254-2916

After Recording, Mail to:

Mr. Ed Grossman
Attorney at Law
2938 E. 915 St.
Chicago, IL 60617
773-731-1762





EXHIBIT A

## UNOFFICIAL CORTEY STATEMENT BY GRANTOR AND ORDITEY

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

estate under the laws of the State of Inmois.	t de
Dated April 20 2006 Signature: 500	Grantor or Agent
Subscribed and swo n to before me by the	
said Fredon Postion	
this 26 May of April 2006	
	"OFFICIAL SEAL" JANICE M. TILLMAN Notary Public, State of Illinois My Commission Expires 11/20/06
The grantee or his agent affirms and verifies that the name of the assignment of beneficial interest in a land trust is either a natural assignment of beneficial interest to do business of acquire and ho	in the in this or other entity
foreign corporation authorized to do business or acquire and hold title to repartnership authorized to do business or acquire an recognized as a person and authorized to do business or acquire and laws of the State of Illinois.	d note the to real
Dated April 28 party Signature:	Grantee or Agent
Subscribed and sworn to before me by the	0,55
said Fredo, Postr	Co
this 20m day of April 2006	******
Notary Public	"OFFICIAL SEAL" JANICE M. TILLMAN Notary Public, State of Illinois My Commission Expires 11/20/06
	_

NOTE: Any Persons who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

{Attach to deed of ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.}