

# UNOFFICIAL COPY



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

10FB

## SPECIAL WARRANTY DEED RFO 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 Villosa** ("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, IL 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 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).

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THE NORTH ½ OF LOT 3 IN BLOCK 1 IN HOME GARDEN ACRES  
SUBDIVISION, BEING A SUBDIVISION INTO LOTS BLOCKS AND STREETS OF  
THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 36  
NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL 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 By: Belinda C. Ferguson  
Fannie Mae  
International Plaza II  
1421 Dallas Parkway, Ste. 1000  
Dallas, TX 75254-2916

After Recording, Mail to: Mr. Ed Grossman  
Attorney at Law  
2938 E. 91<sup>st</sup> St.  
Chicago, IL 60617  
773-731-1762

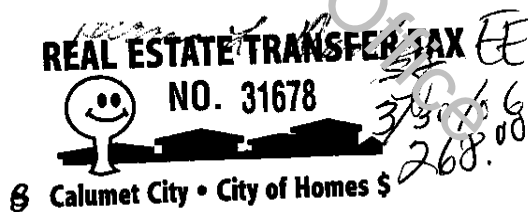


EXHIBIT A

# UNOFFICIAL COPY

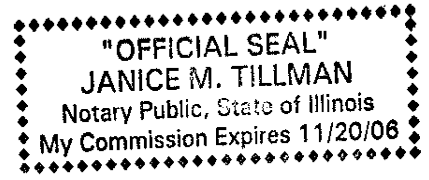
STATEMENT BY GRANTOR AND GRANTEE

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 Illinois, or 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.

Dated April 28, 2006 Signature: Freda Post  
Grantor or Agent

Subscribed and sworn to before me by the  
said Freda Post  
this 28th day of April, 2006

Janice M. Tillman  
Notary Public

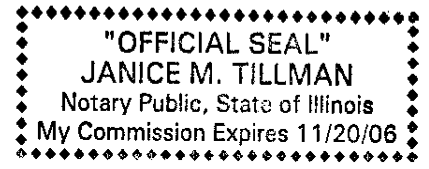


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or 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.

Dated April 28, 2006 Signature: Freda Post  
Grantee or Agent

Subscribed and sworn to before me by the  
said Freda Post  
this 28th day of April, 2006

Janice M. Tillman  
Notary Public



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.}