

# UNOFFICIAL COPY



4385659 2/2

BIT (6/20)

Doc#: 0817647018 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/24/2008 12:42 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED

REC CASE NO: C07E234

BIT 4385659 CL

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 **Joseph Piraro and Vera Piraro** ("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"):

**113 Hastings Mill Rd., Streamwood, IL 60107**

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).

\* NOT AS TENANTS IN COMMON, NOT AS JOINT TENANTS  
BUT AS TENANTS BY THE ENTIRETY

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LOT 72 IN BLOCK 6 IN THE NEW ENGLAND VILLAGE UNIT NUMBER 3, A SUBDIVISION OF PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 30, 1977 AS DOCUMENT NUMBER 2970819, IN COOK COUNTY, ILLINOIS.

Commonly known as: 113 Hasting Mill Rd.  
Streamwood, IL 60107

P.I.N.: 07-18-301-072

Prepared By: Michael J. Simmons  
Fannie Mae  
International Plaza II  
14421 Dallas Parkway, Ste. 1000  
Dallas, TX 75254-2916

After Recording, Mail to: Ms. Catherine S. Hurlbut  
Attorney at Law  
574 N. McLean Blvd.  
Suite 100  
Elgin, IL 60120

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH B  
SECTION 4 REAL ESTATE TRANSFER  
ACT.  
4-27-08 Catherine S. Hurlbut  
DATE BUYER, SELLER OR REPRESENTATIVE

EXHIBIT A

# UNOFFICIAL COPY

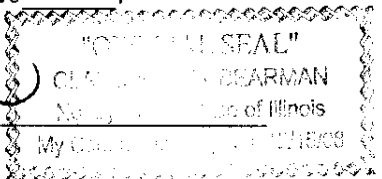
## STATEMENT BY GRANTOR AND GRANTEE

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 May 27 2008 Signature: *Christine Drey*  
Grantor or Agent

Subscribed and sworn to before me by the said Agent

This 27<sup>th</sup> day of May 2008, 20

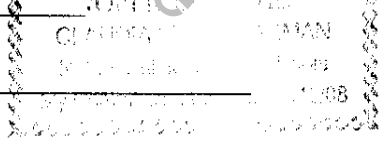
Notary Public Cloudea Best Beamon  


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 May 27 2008 Signature: *Christine Drey*  
Grantee or Agent

Subscribed and sworn to before me by the said Agent

This 27<sup>th</sup> day of May 2008, 20

Notary Public Cloudea Best Beamon  


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.

{ Attached 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. } SGTRGTE 12/99LB