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03/33**0**5/161D

Doc#: 0823305161 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 08/20/2008 12:15 PM Pg: 1 of 4

FIRST AMERICANS

SPECIAL WARRANTY DEED REO CASE No: C07K/23

This Deed is from FANNIE MAE 4/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"),

Claudio Sanchez ("Grantee")

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 righ, 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"):

7158 S. Lawndale Ave., Chicago, IL 60629

See Legal Description attached hereto and made a part hereot

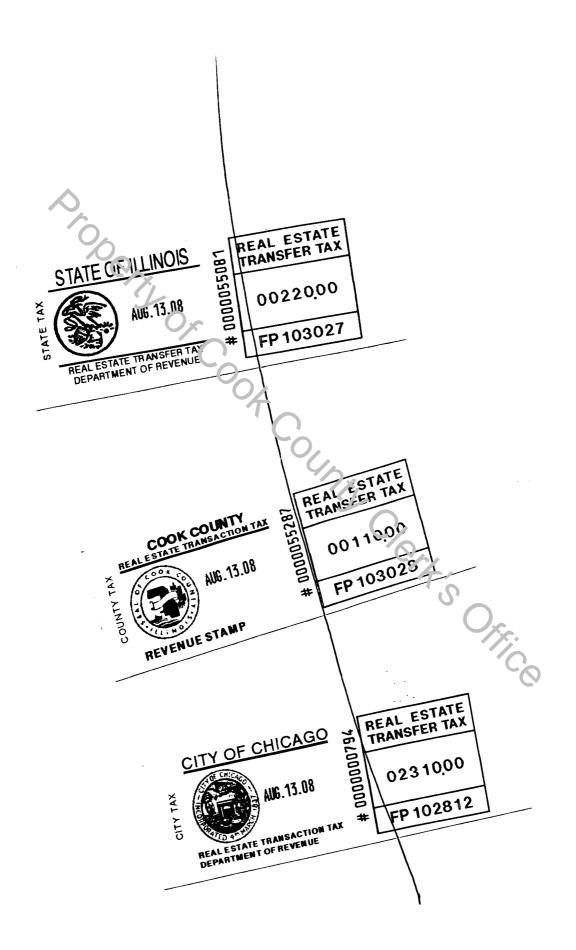
And Grantor, for itself and its successors does covenant, promise and agree, to recover with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; 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).

yhc

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1938 July 18, 2508 FANNIE MAT A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION By: Vice President Michael Simmons Attest: Assistant Secretary Assistant Secretar STATE OF TEXAS)SS COUNTY OF DALLAS The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 18th Day of July. 2008 by _, Vice President, and __ Secretary, of Fannie Mae a/k/a Federal National Mortgage Association, & United States Corporation on behalf of the corporation. Notary Public TERESA M. FOLEY Notary Public, State of Texas Mail Recorded Deed and Commission Expires 07-31-10 Future Tax Bills to: Ølaudio Sanchez Clard o SANCLICE
71585. CAMP DATE
Ch. CASO 22 GOGT9 7158 S. Lawndale Ave. Chicago, IL 60629 This document was prepared by:

Fisher and Shapiro, LLC

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT25 IN BLOCK 1 IN SHEAHAN'S MARQUETTE PARK VILLA, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 19-26-105-049-0000 Vol. 0404

venue, C.

Cook

C Property Address: 7158 South Lawndale Avenue, Chicago, Illinois 60629