

UNOFFICIAL COPY



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

1/2
FIRST AMERICAN
File # 188225

SPECIAL WARRANTY DEED
REO CASE No: C07K623

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"), Claudio Sanchez ("Grantee")

GR. A SINGLE PERSON

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"):

7158 S. Lawndale Ave., Chicago, IL 60629

See Legal Description attached hereto and made a part hereof

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.

yhc


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).

UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS



AUG. 13. 08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000055087

REAL ESTATE TRANSFER TAX
00220.00
FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



AUG. 13. 08


REVENUE STAMP

0000055287

REAL ESTATE TRANSFER TAX
00110.00
FP 103028

CITY TAX

CITY OF CHICAGO



AUG. 13. 08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000794

REAL ESTATE TRANSFER TAX
02310.00
FP 102812

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 25 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: 19-26-105-040-0000 Vol. 0404

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

Property of Cook County Clerk's Office