

UNOFFICIAL COPY



Doc#: 0834447035 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/09/2008 09:58 AM Pg: 1 of 4

GIT (12/4)

4392141 11.88

SPECIAL WARRANTY DEED
REC CASE NO: C088368

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 **Ruben R. and Jose M. Felix** ("Grantee"), and to Grantee's heirs and assigns. Felix

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"):

1434 Carol Ct., #2B, Palatine, IL 60074

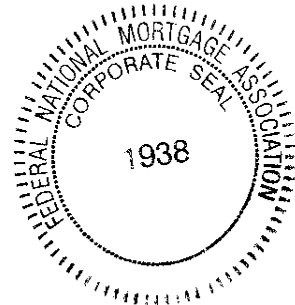
And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and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

HSS

UNOFFICIAL COPY

Exempt under provisions of paragraph B Section 4,
 Real Estate Transfer Act.
11-24-08
 Date Chambers
 Buyer, Seller or Representative



Date: November 24, 2008
 FANNIE MAE A/K/A FEDERAL NATIONAL
 MORTGAGE ASSOCIATION

By: _____ Heidi Jones
 Vice President

Vice President

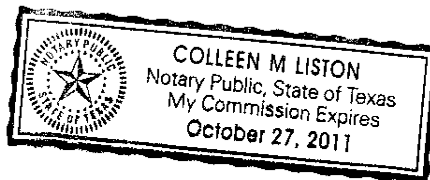
Attest: _____
 Assistant Secretary

STATE OF TEXAS)
) SS
 COUNTY OF DALLAS)

MICHAEL SIMMONS

The foregoing instrument was acknowledged before me, a notary public
 commissioned in Dallas County, Texas this 24 Day of **November**,
2008, by Heidi Jones, Vice President, and Michael Simmons,
 Assistant Secretary, of Federal National Mortgage Association, a United
 States Corporation, on behalf of the corporation.

 Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY

UNIT 69 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LONG VALLEY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22388828, IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1434 Carol Ct., #2B
Palatine, IL 60074

P.I.N.: 02-12-206-041-1069

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

After Recording, Mail to: Mr. Arturo Gonzalez
Attorney at Law
920 Davis Rd., Ste. 100
Elgin, IL 60123

Subsequent tax bills:

Ruben P. Felix
1434 Carol Ct. # 2B
Palatine, IL 60074

EXHIBIT A

UNOFFICIAL COPY

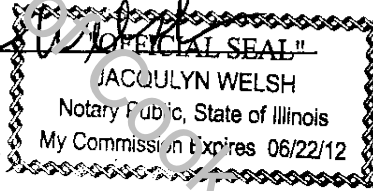
L-8

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the 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 real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 11/24, 2008. John German
Signature

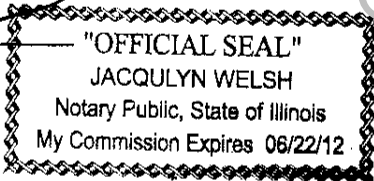
Subscribed to and sworn before me this 24th day of November, 2008.

Jacquelyn Welsh
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 hold title to real estate under the laws of the State of Illinois.

Dated: 11/24, 2008. John German
Signature

Subscribed to and sworn before me this 24th day of November, 2008.

Jacquelyn Welsh
Notary Public


NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY 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 OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)