## **UNOFFICIAL COPY**

4392715 (1/2)

Doc#: 0836547301 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 12/30/2008 12:11 PM Pg: 1 of 4

SPECIAL WARRANTY DEED REO CASE NO: C083447

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 Rudolph Nichols III and Nicole Nichols ("Grantce"), and to Grantee's heirs and assigns.

For value received, Granior 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 Courk, State of Illinois, described as follows (the "Premises"):

#### 1176 S. Kenilworth, Oak Park, Illinosi 50204

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and ar signs, 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 refend 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).

DEC. 19.08

REAL ESTATE TRANSFER TAX 0198400 FP 102801

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Eveniril linder provisions of Peractari Real Estais Truisfer Act	B
12-18-08 AM	To administration of Section 4.
Date - Color	Commission states and the state of the state
2 1 mg	or Representative
Dute: December /8, 2008	
FANJIE MAE AKA FEDERAL NATIONA	_ /
MOFT GAGE ASSOCIATION	4
MOTA BATE	
1986 Si Vice Pre	esident
Attest:	COLUMN SIMMONS
∆seistal	nt Secretary MICHAEL SIMMON
STATE OF TEXAS )	<b>/</b> h
) SS COUNTY OF DALLAS )	9
The foregoing instrument was acknowled	ged before me, a notary public
commissioned in Dallas County, Texas t	his/ b [ ay of December,
2008, by TURSAM FOLGY Vice President Assistant Secretary, of Federal National	Mortgage Association a United
States Corporation, on behalf of the corpo	
$( \cap )$	<b>Y</b> /\$\$.
Notary Public	C
Trocking Cabino	

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## **UNOFFICIAL COPY**

THE SOUTH 37.5 FEET OF LOT 7 IN BLOCK 8 IN THE SUBDIVISION OF BLOCKS 1, 2, 3, 4, 5, 6, 7 AND 8 OF WALTER S. DRAY'S ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF LOTS 5, 6 AND 7 IN MCGREW'S SUBDIVISION OF LOT 7 IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS.

Commonly known as: 1176 S. Kenilworth Ave. Oak Park, IL 60304

P.I.N.: 16-18-328-010

Prepared By: Michael J. Simmons

Fannie Mae

International Plaza II

14421 Pallas Parkway, Ste. 1000

Dallas, 7X 75254-2916

After Recording, Mail to:

Mr. William Gumboney
Attorney at Law
21; S. Marion
Oak Park, IL 60302

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## JUNOFFICIAL COPY

### STATEMENT BY GRANTOR AND GRANTEE

The granter 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 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 and hold title to 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.

acdnite title to lear est	A	
Dated 12-19-08,	Signature:	<u>C</u>
	, V	
Subscribed and sworr	n to before me by the saic	
19	this	
Dec day of	200F	"OFFICIAL SEAL"  MASS W. STEINKAMP
Notary Public Was	5 4	Monty Public, State of Illinois  State of Illinois  State of Illinois  The American Expires 11/20/09
. 1	0/	•
The grantee or his ag	gent affirms and verified	that the name of the grantee shown
Le dead or locking	ament of beneficial intere	est in a land trust is either a natural
person, an Illinois co	rporation or foreign corp	oration authorized to do business or
acquire and hold tit	ile to real estate in available to real	ois, a partnership authorized to destate in Illinois, or other entity
business or acquire	and hold title to roan	business or acquire and hold title to
real estate under the	lawns of the State of Illin	ois.
Dated / 19-08	Signature	)   ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( )
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Cubacibad and swal	rn to before me by the sa	id //
Jupscribed and swon	this	1/6
hor day of _	this	
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$\bigcap_{a}$		"OFFICIAL SEAL"
Notary Public Ma	M L	MAITEM STEINIZAMO
Notes any nerson	who knowinaly submits	Noticy Public State of Mice Printing the a false state me of 1/20/09 to first
indemnity of a gran	ntee shall be guilty of a	Class C misdemeanor, for the first

(Attach to deed or ABI to be recorded in the Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

offense and of a Class A misdemeanor for subsequent offenses.