

UNOFFICIAL COPY



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

4392715 (1/2)

12-24
GIT

SPECIAL WARRANTY DEED RFO 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** ("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"):

1176 S. Kenilworth, Oak Park, Illinois 60304

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).



DEC. 19. 08

# 000010553	REAL ESTATE TRANSFER TAX
	0198400
	FP 102801

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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 Dallas Parkway, Ste. 1000
Dallas, TX 75254-2916

After Recording, Mail to: Mr. William Gumboney
Attorney at Law
216 S. Marion
Oak Park, IL 60302

EXHIBIT A

UNOFFICIAL COPY

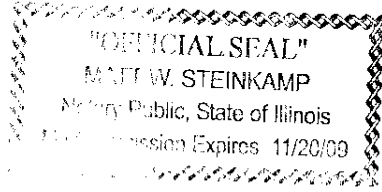
STATEMENT BY GRANTOR AND GRANTEE

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 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.

Dated 12-19-08, Signature: [Signature]

Subscribed and sworn to before me by the said 19 this Dec day of 2008

Notary Public [Signature]

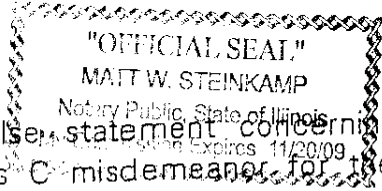


The grantee or his agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12-19-08, Signature [Signature]

Subscribed and sworn to before me by the said 19 this Dec day of 2008

Notary Public [Signature]



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 ABL to be recorded in the Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)