

# UNOFFICIAL COPY



6-30  
GIT

Doc#: 0918857202 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/07/2009 12:23 PM Pg: 1 of 4

4793373 (1/1)  
SPECIAL WARRANTY DEED  
REO CASE NO: C081917

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 John Fiandaca ("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"):

**16429 GEORGE DR, OAK FOREST, IL 60452**

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).

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Exempt under provisions of Paragraph B Section 4,  
Real Estate Transfer Act.

6-2-09

Date



Buyer, Seller or Representative

Date: June 2, 2009  
FANNIE MAE A/K/A FEDERAL NATIONAL  
MORTGAGE ASSOCIATION

By: \_\_\_\_\_

Heidi Jones  
Vice President

Vice President


Attest: \_\_\_\_\_

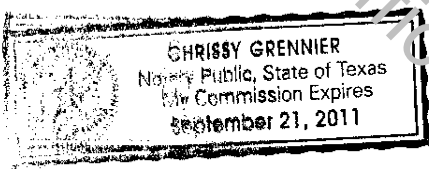
Assistant Secretary

MICHAEL SIMMONS

STATE OF TEXAS     )  
  ) SS  
COUNTY OF DALLAS    )

The foregoing instrument was acknowledged before me, a notary public  
commissioned in Dallas County, Texas this 2 Day of June, 2009,  
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



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LOT 42 IN BLOCK 7 IN WILLOWICK ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4, NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MAY 19, 1959 AS DOCUMENT NO. 1861915, IN COOK COUNTY, ILLINOIS.

Commonly known as: 16429 GEORGE DR  
OAK FOREST, IL 60452

P.I.N.: 28-22-305-008

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

After Recording, Mail to:

Michael Fiandaca  
6750 N. Harlem  
Chicago IL 60631

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 title to real estate under the laws of the State of Illinois.

Dated June 3, 2009

Signature: Maria Teresa Rojas  
Grantor or Agent

Subscribed and sworn to before me  
by the said  
this 3 day of June, 2009  
Notary Public [Signature]

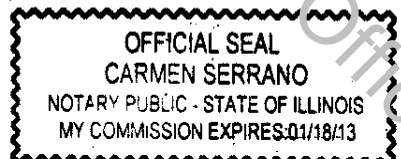


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated June 3, 2009

Signature: Maria Teresa Rojas  
Grantee or Agent

Subscribed and sworn to before me  
by the said  
this 3 day of June, 2009  
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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