Doc#: 0918918065 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 07/08/2009 12:21 PM Pg: 1 of 3

SPECIAL WARRANTY DEED REO CASE No: **C08M567** 

This Dee's 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"), Stephanie Ruiz and Rosaly Martinez, as Joint Tenants ("Grantee")

### # AND FRANKLIN MARTINEZ

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 terein, all of Grantor's right, title and interest in and to that certain tract or parcel of land struated in the County of Cook, State of Illinois, described as follows (the "Premises")

588 Fairway View Drive, Wheeling, IL 60090

### 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.

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).

FIRST AMERICAN TITLE

3

## **UNOFFICIAL COPY**

June 5, 2009

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

FANNIE MAE A/K/A FEDERAL NATIONAL MOREGAGE ASSOCIATION
Ву:
Fisher and Shapiro, LLC its attorney in fact
Fisher and Shapiro, LLC its attorney in fact
STATE OF ILLING'S )
COUNTY OF COOK ) SS
a Notary Public in and for the County in the State aforesaid, do hereby cert fy that MILLIAN personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this 5th Day of June, 2009.  Who public State of Illinois My Commission Expires 2-26-10  Mail Recorded Deed and Future Tax Bills to:  Stephanie Ruiz and Rosaly Mario ez 588 Fairway View Drive Wheeling, IL 60090
This document was prepared by: Fisher and Shapiro, LLC 180 N. LaSalle Street, Suite 2316 Chicago, IL 60601
OF ILLINOIS SOOK SOURCE
REAL ESTATE TRANSFER TAX    STATE TRANSFER TAX   COOK COUNTY   REAL ESTATE TRANSFER TAX   REAL ESTATE TAX   REAL ESTATE TAX   REA
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0918918065 Page: 3 of 3

# UNOFFICIAL COPY

#### LEGAL DESCRIPTION

Legal Description: UNIT NUMBER BUILDING 1-3E FAIRWAY GREENS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 IN FAIRWAY GREENS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 8, 2005 AS DOCUMENT NUMBER 0518939010; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index #'s: 03-44-201-025-1029 Vol. 231

Reprint Or Coot County Clerk's Office Property Address: 588 Fairway View Drive 3E, Wheeling, Illinois 60090