

UNOFFICIAL COPY



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 Deed 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 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")

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

1902316

10/2

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C.F.
3

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EXHIBIT A

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: 03-⁰³~~04~~-201-025-1029 Vol. 231

Property Address: 588 Fairway View Drive 3E, Wheeling, Illinois 60090

Property of Cook County Clerk's Office