

# UNOFFICIAL COPY



Doc#: 0919005000 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/09/2009 09:12 AM Pg: 1 of 4

First American Title  
Order # 1830454

## SPECIAL WARRANTY DEED REO CASE No: C086860

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"),  
**Abelardo Telles ("Grantee")**  
2224 SOUTH AUSTIN BLVD CICERO, IL 60804

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"):

1825 S. 49th Court, Cicero, IL 60804

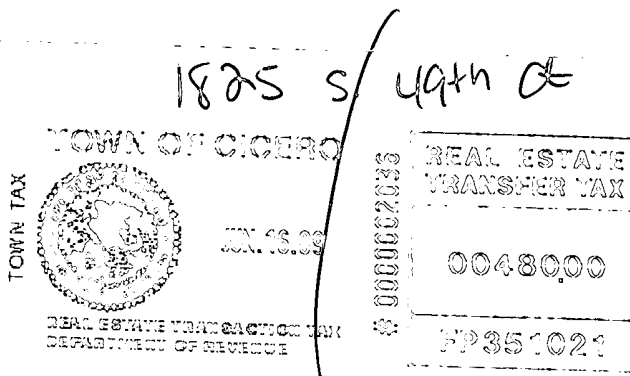
PIN NUMBER# 16-21-413-013-0000 vol. 0042

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).



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STATE TAX

STATE OF ILLINOIS

JUL.-1.09



REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

000000000 #

REAL ESTATE TRANSFER TAX

0004750


FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JUL.-1.09



REVENUE STAMP

000000000 #

REAL ESTATE TRANSFER TAX

0002375

FP 103028

Property of Cook County Clerk's Office

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June 2, 2009

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

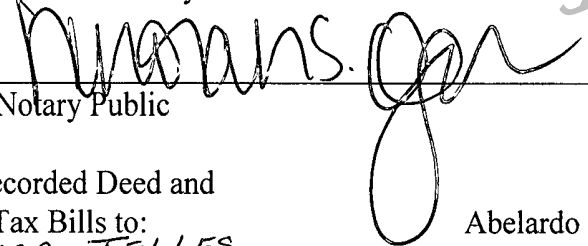
By: \_\_\_\_\_

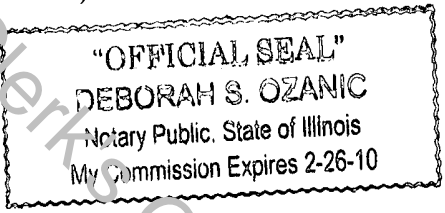
Fisher and Shapiro, LLC its attorney in fact

Property of Cook County Clerk's Office

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, Deborah S. Ozanic, a Notary Public in and for the County in the State aforesaid, do hereby certify that Michael Fisher, 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 2nd Day of June, 2009.

  
\_\_\_\_\_  
Notary Public



Mail Recorded Deed and Future Tax Bills to:  
ABELARDO TELLES  
2224 S. AUSTIN  
CICERO, IL 60804

Abelardo Telles  
1825 S. 49th Court  
Cicero, IL 60804

This document was prepared by:  
Fisher and Shapiro, LLC  
180 N. LaSalle Street, Suite 2316  
Chicago, IL 60601

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## LEGAL DESCRIPTION

LOT 28 IN BLOCK 14 IN PARKHOLME SUBDIVISION OF BLOCK 4 IN GRANT LAND ASSOCIATION RESUBDIVISION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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