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FIRST AMERICAN TITLE order #

1873751



Doc#: 0919135094 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/10/2009 11:27 AM Pg: 1 of 4

SPECIAL WARRANTY DEED
REO CASE No: C08H083

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"), **Renee McCoy; Dante McCoy; and Marta McCoy, as Joint Tenants ("Grantee")**

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").

17538 Maple Ave., Country Club Hills, IL 60478

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).


C. J.
4

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



JUL.-6.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000063049

REAL ESTATE TRANSFER TAX
00086.00
FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JUL.-6.09

REVENUE STAMP

0000063262

REAL ESTATE TRANSFER TAX
00043.00
FP 103028

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June 15, 2009

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____

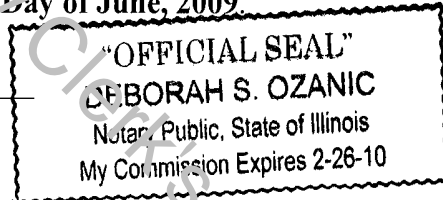
Fisher and Shapiro, LLC its attorney in fact

Property of Country Club Hills 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 15th Day of June, 2009.

Deborah S. Ozanic
Notary Public



Mail Recorded Deed and Future Tax Bills to:

Renee McCoy, Dante McCoy & Marta McCoy
17538 Maple Ave.
Country Club Hills, IL 60478

Renee McCoy; Dante McCoy; and Marta McCoy
17538 Maple Ave.
Country Club Hills, IL 60478

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



NO. 09-116
\$ 430.00
REAL ESTATE
TRANSFER TAX

UNOFFICIAL COPY

LEGAL DESCRIPTION

Legal Description: LOT 7 IN J.E. MERRION'S COUNTRY CLUB HILLS UNIT NUMBER 11, A SUBDIVISION OF PART OF THE WEST (1/2) OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 28-34-206-005-0000 Vol. 0035

Property Address: 17538 South Maple Avenue, Country Club Hills, Illinois 60478

Property of Cook County Clerk's Office