

# UNOFFICIAL COPY



Doc#: 0920847143 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/27/2009 03:55 PM Pg: 1 of 4

7-16  
811

4391178 GT-DMT

SPECIAL WARRANTY DEED  
REC CASE NO: C081346

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 **Martin Nicasio & Amalia Sanchez** \* ("Grantee"), and to Grantee's heirs and assigns. *husband & wife*

\*NOT AS JOINT TENANTS OR TENANTS IN COMMON BUT AS TENANTS  
For value received, Grantor hereby grants, remises, aliens and conveys BY THE  
unto Grantee, and to Grantee's heirs and assigns forever herein, all of ENTIRETY  
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"):

**676 DOUGLAS AVE, CALUMET CITY, IL 60406**

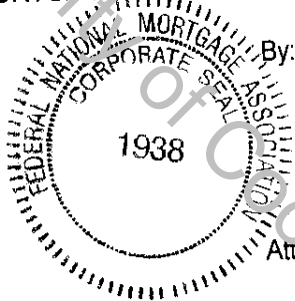
And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and 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.

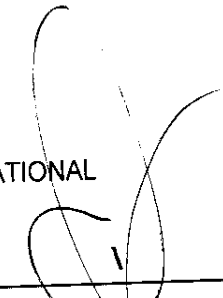
Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes.  
See, 12 U.S.C. 1723a (c) (2).

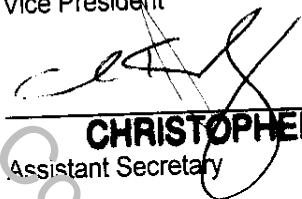
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# UNOFFICIAL COPY

Date: July 1, 2009  
FANNIE MAE A/K/A FEDERAL NATIONAL  
MORTGAGE ASSOCIATION

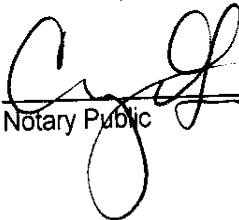


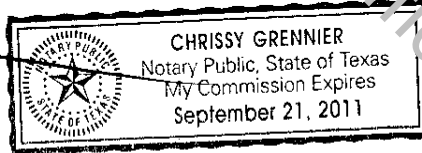
By:   
Heidi Jones  
Vice President

Attest:   
**CHRISTOPHER IRBY**  
Assistant Secretary

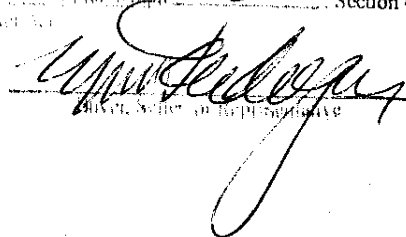
STATE OF TEXAS     )  
                                  ) SS  
COUNTY OF DALLAS    )

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 1st day of July, 2009 by **CHRISTOPHER IRBY**, Vice President, and *Heidi Jones*, Assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

  
Notary Public



Exempt under provisions of Paragraph B Section 4  
Head Estate (Proven Act)

7/1/09  
Date   
Notary Public

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LOT 20 AND LOT 21 IN BLOCK 7 IN RUSSEL'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 676 DOUGLAS AVE  
CALUMET CITY, IL 60406

P.I.N.: 30-08-415-035

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

After Recording, Mail to:

Martin Neasio  
676 Douglas Ave  
Calumet City Il  
60406

**REAL ESTATE TRANSFER TAX**

**38111** 7-3-09

  
Calumet City • City of Homes \$ 1,546.00

**REAL ESTATE TRANSFER TAX**

**381127-8-09**

  
Calumet City • City of Homes \$ 1,871.00

EXHIBIT A

# UNOFFICIAL COPY

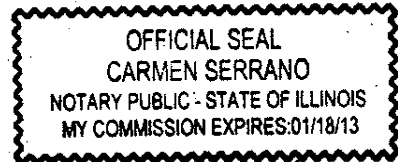
## STATEMENT BY GRANTOR AND GRANTEE

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 July 1, 2009

Signature: Maria Teresa Rojas  
Grantor or Agent

Subscribed and sworn to before me  
by the said  
this 1 day of July, 2009  
Notary Public Carmen Serrano



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 July 1, 2009

Signature: Maria Teresa Rojas  
Grantee or Agent

Subscribed and sworn to before me  
by the said  
this 1 day of July, 2009  
Notary Public Carmen Serrano



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.)