

# UNOFFICIAL COPY



Doc#: 1003640037 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/05/2010 09:51 AM Pg: 1 of 3

3800-397  
REO #C090CLS

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to Tony Lau and Thao Bich Loi as joint tenants ~~with the right of survivorship but~~ not as tenants in common, address: 4607 N. Karlov Avenue, Chicago, IL 60639, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

*\* but as tenants by the entirety. (Grantees are husband and wife)*

UNIT GARDEN B IN 6045 N. TALMAN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 34 AND 35 IN BLOCK 4 IN T. J. GRADY'S GREEN BRIAR ADDITION TO NORTH EDGEWATER BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0620034017, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 6049 N. TALMAN AVE., UNIT GARDEN B, CHICAGO, ILLINOIS 60659  
Permanent Index No: 13-01-227-039-1002

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for 2009 and subsequent years;
- (b) building set back lines, easements, covenants, conditions and/or restrictions of record; and,
- (c) terms, provisions, covenants, restrictions, options, assessments and easements as created by the Declaration of Condominium recorded July 19, 2006 as Document Number 0620034017, as amended from time to time.

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

*C. A.  
3*

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STATE OF ILLINOIS  
 STATE TAX  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 JAN. 27. 10

# 000004056

REAL ESTATE TRANSFER TAX
0004600
FP 103027

COOK COUNTY  
 COUNTY TAX  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 JAN. 27. 10

# 000000062

REAL ESTATE TRANSFER TAX
0002300
FP 103028

CITY OF CHICAGO  
 CITY TAX  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 JAN. 27. 10

# 0000008530

REAL ESTATE TRANSFER TAX
0048300
FP 102812

Property of Cook County Clerk's Office

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And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this 12<sup>th</sup> day of January, 2010.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG, LTD. Attorney in Fact

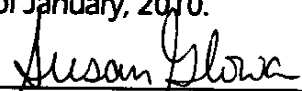
By:   
Holder of limited POA

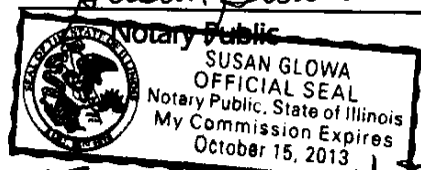
STATE OF ILLINOIS  
COUNTY OF COOK

THIS INSTRUMENT WAS PREPARED BY:  
Hauselman, Rappin & Olswang, Ltd.  
39 South LaSalle Street  
Chicago, Illinois 60603

I, Susan Glowa, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Daniel H. Olswang, personally known to me to be the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 12<sup>th</sup> day of January, 2010.





Return to mail box B-1170

Thao Bich Loi  
6049 N. Tolman, #600  
Chicago, IL 60659

Prepared By:  
Hauselman, Rappin & Olswang, Ltd.  
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