

UNOFFICIAL COPY

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MAIL TO:

ARRIFFIN + GALLAGHER, LLC
10001 S Roberts Road
Palos Hills, IL 60465
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS



Doc#: 1017311151 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/22/2010 04:00 PM Pg: 1 of 3

THIS INDENTURE, made this 19th day of May, 2010, between **Fannie Mae a/k/a Federal National Mortgage Association**, a corporation organized and existing under the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and **Niall Hyde**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.


Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.


The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S) 24-15-115-017-1004

PROPERTY ADDRESS(ES):

4715 W. 106th St., Unit 1-D, Oak Lawn, IL, 60453

STATE TAX  JUN. 16. 10 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000034426	STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
		0005550
		FP326652

COUNTY TAX  JUN. 16. 10 REVENUE STAMP	# 0000049309	COOK COUNTY REAL ESTATE TRANSACTION TAX REAL ESTATE TRANSFER TAX
		0002775
		FP326665

AGF, INC. *MB*

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Fannie Mae a/k/a Federal National Mortgage Association

By: Katherine H. File
As Attorney in Fact

PLACE CORPORATE SEAL HERE

STATE OF IL)
COUNTY OF Cook) SS

I, Katherine H. File the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine H. File, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 19 day of May, 2010.

Jenice L. Gill
NOTARY PUBLIC

My commission expires:

This instrument was prepared by PIERCE & ASSOCIATES, P.C.,
1 North Dearborn, Suite 1300, Chicago, IL 60602

Exempt under the provision of _____
Section 4, of the Real Estate Transfer Act _____ Date: _____
_____ Agent.



PLEASE SEND SUBSEQUENT TAX BILLS TO:

NIALL HYDE
32235 S. EGYPTIAN TRAIL
PEOTONE, IL 60468

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EXHIBIT A

Unit No. 1-D, together with its undivided percentage interest in the common elements, in the 4715 West 106th Street Condominium, as delineated and defined in the Declaration recorded as Document No. 22942437, in the Northwest 1/4 of Section 15, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office