

UNOFFICIAL COPY

MAIL TO:

John Wolf Attorney

3901 N. Lincoln Ave

Chicago, IL 60613

SPECIAL WARRANTY DEED

(CORPORATION TO INDIVIDUAL)

ILLINOIS



Doc#: 1017312134 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/22/2010 12:33 PM Pg: 1 of 3

THIS INDENTURE, made this 13th 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 **John J. Byrne and Beverly J. Byrne**, 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:

* AS JOINT TENANTS

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) 12-23-423-018

PROPERTY ADDRESS(ES):

3305 N. Page Ave., Chicago, IL, 60634

ATGF, INC.

3/2/10

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EXHIBIT A

LOT 21 IN BLOCK 3 IN FEURERBORN AND KLODE'S BELMONT TERRACE, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 LYING SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



JUN. 15. 10


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000034386

REAL ESTATE TRANSFER TAX
00118.00
FP326652

COUNTY TAX

COOK COUNTY



JUN. 15. 10


REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000049263

REAL ESTATE TRANSFER TAX
00059.00
FP326655

CITY TAX

CITY OF CHICAGO



JUN. 15. 10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001505

REAL ESTATE TRANSFER TAX
01239.00
FP326650

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Fannie Mae a/k/a Federal National Mortgage Association

By: *Katherine G. File*
As Attorney in Fact

PLACE CORPORATE
SEAL HERE

STATE OF IL)
) SS
COUNTY OF COOK)

I, JAMES R. SIMMONS, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that KATHERINE G. 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 herein set forth.

GIVEN under my hand and official seal this 13 day of MAY, 2010.

James R. Simmons
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:

John + Bey Byrne
7143 N Merrimac
Chicago, IL 60646