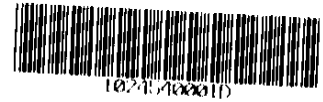


# UNOFFICIAL COPY

100366802263 1/2

MAIL TO:

Phillip E. Rosenthal  
3700 W. Devon #E  
Lincolnwood Illinois 60712  
SPECIAL WARRANTY DEED 5893-D  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS



Doc#: 1024540001 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/02/2010 09:15 AM Pg: 1 of 3

THIS INDENTURE, made this 15 th day of July, 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 **Ruben Oanta**, 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) **16-01-203-047-1003**

PROPERTY ADDRESS(ES):

**1527 N. Talman Avenue, Unit 3, Chicago, IL, 60622**

S 4  
P 3  
S N  
SC 4  
INT 10

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Rd., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

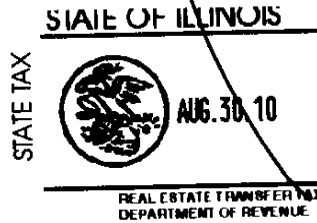
# UNOFFICIAL COPY

Fannie Mae a/k/a Federal National Mortgage Association

By: Katherine B. File  
As Attorney in Fact

PLACE CORPORATE SEAL HERE

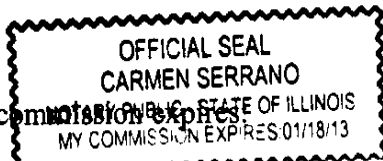
STATE OF Illinois )  
COUNTY OF Cook ) SS



|              |                          |
|--------------|--------------------------|
| # 0000000588 | REAL ESTATE TRANSFER TAX |
|              | 0015850                  |
|              | FP326652                 |

I, Carmen Serrano the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine B. 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 15th day of July, 2010.



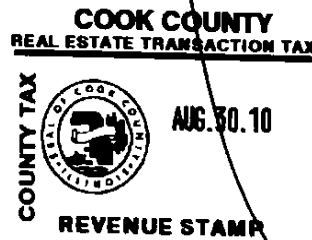
Carmen Serrano  
NOTARY PUBLIC

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

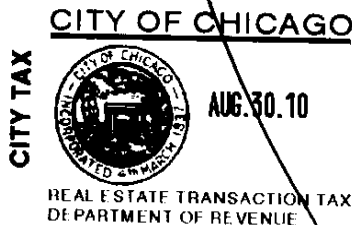
Exempt under the provision of \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Agent.

PLEASE SEND SUBSEQUENT TAX BILLS TO:

RUBEN DANTA  
1527 N. TALMAN #3  
Chicago Ill. 60622



|             |                          |
|-------------|--------------------------|
| # 000000329 | REAL ESTATE TRANSFER TAX |
|             | 0007925                  |
|             | FP326665                 |



|              |                          |
|--------------|--------------------------|
| # 0000002084 | REAL ESTATE TRANSFER TAX |
|              | 0166425                  |
|              | FP326650                 |

# UNOFFICIAL COPY

## EXHIBIT A

Parcel 1: Unit 3 in the Talman Terrace Condominium as delineated on a Survey of the following described real estate: Lot 35 in Block 1 in H.M. Thompson Subdivision of the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. Which Survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document No. 0510539062 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to Parking Space P3, a limited common element as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 0510539062.

Property of Cook County Clerk's Office