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Doc#: 1030531049 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/01/2010 12:03 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

Statutory (Illinois)

MAIL TO:

HERBERT RYAN
8006 OAKTON
NILES, IL 60714

NAME & ADDRESS OF

TAXPAYER:

HERBERT RYAN
8006 OAKTON
NILES, IL 60714

T 010 - 027469

RECORDER'S STAMP

THIS AGREEMENT, made this 11/27/10 between
FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 DALLAS PKWY #1000, DALLAS, TX 75254, and

HERBERT RYAN, A SINGLE MAN
8006 OAKTON, NILES, IL 60714, Grantee,

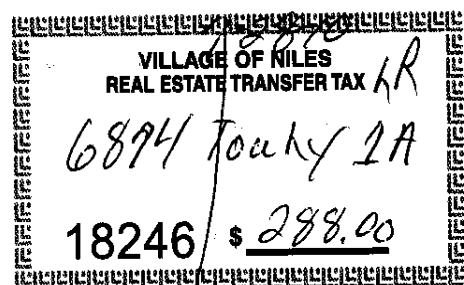
WITNESSETH, that the Grantor, for and in consideration of NINETY SIX THOUSAND AND 00/100 (\$96,000.00) DOLLARS and in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said Grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

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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And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Index Number(s) 10-30-317-045-1007

Property Address: 6874 WEST TOUHY AVENUE 1A, NILES, IL 60714

Dated this 7/27/10

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Authorized Representative, the day and year first above written.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY: Lisa A Sanor
LISA A. SANOR, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY

STATE OF Pennsylvania
COUNTY OF Allegheny } SS

I, Virginia M. Noble a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Lisa A. Sanor, authorized representative of National Real Estate Information Services, LP as Power of Attorney FOR FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a CORPORATION, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such authorized representative, signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their 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 7/27/10

Virginia M. Noble
Virginia M. Noble
Notary Public

Commission expires 6/19/11

STATE OF ILLINOIS

STATE TAX



NOV.-1.10

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

606690000

REAL ESTATE TRANSFER TAX
00096.00
FP 103037

NOTARIAL SEAL

VIRGINIA M NOBLE

Notary Public


KENNEDY TWP, ALLEGHENY COUNTY

My Commission Expires Jun 19, 2011

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX



NOV.-1.10

REVENUE STAMP

0000078206

REAL ESTATE TRANSFER TAX
00048.00
FP 103042

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MUNICIPAL TRANSFER STAMP (If Required)

COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

Frank E. Dec, Esq.

8940 Main Street

Clarence, NY 14031

Our File No. ANA20101213

EXEMPT under provisions of Paragraph
_____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO HAVE AND TO HOLD FOREVER:

UNIT NO. 6874-A IN BURNING BUSH CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 4 IN CIRCUIT COURT PARTITION OF LOT 2 IN WEST AND OTHERS SUBDIVISION OF PARTS OF LOT 1 AND OF LOT 18 IN ASSESSOR'S DIVISION IN THE SOUTHWEST 1/4 OF SECTION 30, AND LOT 8 IN ASSESSOR'S DIVISION OF JANE MIRANDA'S RESERVE AND OF LOT 11 OF ASSESSOR'S DIVISION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE WEST LINE OF LOT 4 AFORESAID 9.93 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY ALONG AN ARC OF A CIRCLE HAVING A RADIUS OF 1041.51 FEET FOR A DISTANCE OF 44.67 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 4 AFORESAID, 46.07 FEET EASTERLY OF THE SOUTHWEST CORNER THEREOF, THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT 4 AFORESAID 46.07 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE, NORTHEASTERLY ALONG THE WEST LINE OF LOT 4 AFORESAID 9.93 FEET TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

ALSO THAT PART OF LOT 12 IN WEST AND OTHERS SUBDIVISION OF PARTS OF LOT 1 AND OF LOT 18 IN ASSESSOR'S DIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30, AND LOT 8 IN JANE MIRANDA'S RESERVE IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF SCHOOL STREET AND THE NORTHERLY LINE OF TOUHY AVENUE, SAID POINT BEING 45.52 FEET EASTERLY (AS MEASURED ON THE SOUTHERLY LINE OF LOT 4) OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF TOUHY AVENUE WHICH IS A CURVED LINE HAVING A RADIUS OF 1041.51 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF TOUHY AVENUE AND THE SOUTHERLY LINE OF SCHOOL STREET; THENCE NORTHERLY 24.75 FEET ON A LINE PERPENDICULAR TO THE SOUTHERLY LINE OF SCHOOL STREET TO A POINT ON THE CENTER LINE OF SCHOOL STREET; THENCE WESTERLY ALONG THE CENTER LINE OF SCHOOL STREET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM FILED IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT NUMBER LR3048728, AND RECORDED AS DOCUMENT NO. 24644710, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS: 6874 WEST TOUHY AVENUE 1A, NILES, IL 60714