### **UNOFFICIAL COPY**



SPECIAL WARRANTY DEED

Statutory (Illinois)

Doc#: 1033618058 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Cook County Recorder of Deeds
Date: 12/02/2010 12:59 PM Pg: 1 of 4

**MAIL TO:** 

USA RENTAL FUND, LLC 10920 VIA FRONTERA ROAD SUITE #420 SAN DIEGO, CA 92127

NAME & ADDRESS OF TAXPAYER:

USA RENTAL FUND, L'LC 10920 VIA FRONTERA ROAT SUITE #420 SAN DIEGO, CA 92127

Job #: D010-107734

RECORDER'S STAMP

THIS AGREEMENT, made this  $930^{\circ}$ , Fetween FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION P. O. Box 650043, Dallas, TX 75265, and

USA RENTAL FUND, LLC 10920 VIA FRONTERA ROAD SUITE #420, SAN DIECO, CA 92127, Grantee,

WITNESSETH, that the Grantor, for and in consideration of SLVEN HUNDRED AND 00/100 (\$700.00) 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).

\$52.00

HACES HARGES

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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)

25-28-213-016-0000

Property Address:

12053 SOUTH LASALLE, CHICAGO, IL 60628

Dated this 9-30-10

IN WITNESS WAFREOF, 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 FFDERAL NATIONAL

MORTGAGE ASSOCIATION

LOREEN J. KUNTZ, AUTHORIZED

REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LPAS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHANY COUNTY, COMMONWEALTH OF PENNSYLVANIA

STATE OF HUGGEN SS

City of Chicago Dept. of Revenue

607346

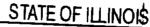
12/1/2010 15:52

dr00764

Real Estate Transfer Stamp

\$10,50

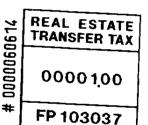
Batch 2,134,333





DEC.-2,10

REAL S ATE TRANSFER TAX DEPAR MENT OF REVENUE



a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that LOREEN J. KUNTZ, authorized representative of NATIONAL RFAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 6. AND PAGE 561 RECORDED IN ALLEGHANY COUNTY, COMMONWEALTH OF PENNSYLVANIA FOR FANNIE MAD 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 faild 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

Barrow

Notary Public

Commission expires

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal Gina Barbour, Notary Public Stowe Twp., Allegheny County My Commission Expires Jan. 10, 2011

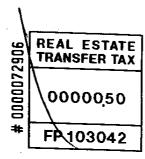
Member, Pennsylvania Association of Notaries





REVENUE STAMP

COUNTY TAX



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### **UNOFFICIAL COPY**

MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:Frank P. Dec, Esq.	EXEMPT under provisions of Paragraph Section 31-45, Property Tax Code
8940 Main Street	Date:
Clarence, NY 14031	
Our File No. ANA201 (18 <sup>7</sup> 51	<del></del>
JOX OX	Buyer, Seller or Representative
	24 C
	C/
	C/T/S Ox
	Buyer, Seller or Representative

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## **UNOFFICIAL COPY**

#### **EXHIBIT A**

#### **LEGAL DESCRIPTION**

LOT 16 IN WALLER AND HAGSTROM'S SUBDIVISION OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 8 FEET THEREOF), ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3, 1923 AS DOCUMENT NUMBER 7825982 IN COOK COUNTY, ILLINOIS.

AONLY NO COOK COUNTY CLORES OFFICE PROPERTY COMMONLY KNOWN AS: 12053 SOUTH LASALLE, CHICAGO, IL 60628