

# UNOFFICIAL COPY



Doc#: 1033618058 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/02/2010 12:59 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED Statutory (Illinois)

### MAIL TO:

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

### NAME & ADDRESS OF

#### TAXPAYER:

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

RECORDER'S STAMP

Job #: D010-107734

THIS AGREEMENT, made this 9-30-10, between  
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 DIEGO, CA 92127, Grantee,

WITNESSETH, that the Grantor, for and in consideration of SEVEN 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

4/18  
4 pages

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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 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: [Signature]  
LOREEN J. KUNTZ, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHANY COUNTY, COMMONWEALTH OF PENNSYLVANIA

City of Chicago  
Dept. of Revenue  
607346



Real Estate Transfer Stamp  
\$10.50  
Batch 2,134,333

12/1/2010 15:52  
dr00764

STATE OF Pa  
COUNTY OF Allegheny SS

I, Gina Barbour a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that LOREEN J. KUNTZ, authorized representative of NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHANY COUNTY, COMMONWEALTH OF PENNSYLVANIA 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 10/5/10

[Signature]  
Gina Barbour  
Notary Public

Commission expires 1/10/2011

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Gina Barbour, Notary Public  
Stowe Twp., Allegheny County  
My Commission Expires Jan. 10, 2011  
Member, Pennsylvania Association of Notaries

STATE OF ILLINOIS  
DEC.-2.10  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000060614  
REAL ESTATE TRANSFER TAX  
0000100  
FP 103037

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
DEC.-2.10

# 0000072906  
REAL ESTATE TRANSFER TAX  
0000050  
FP 103042

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MUNICIPAL TRANSFER STAMP (If Required)

COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

Frank P. Dec, Esq.

8940 Main Street

Clarence, NY 14031

Our File No. ANA201818751

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

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.

PROPERTY COMMONLY KNOWN AS: 12053 SOUTH LASALLE, CHICAGO, IL 60628

Property of Cook County Clerk's Office