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Doc#: 1101135089 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/11/2011 11:31 AM Pg: 1 of 3

MAIL TO:
JUDITH E FORS
4669 N MANOR AVE
CHICAGO IL 60625
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

100346804519
1/2

1/2

THIS INDENTURE, made this 3rd day of December, 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 **Melissa Walker and Erin Ferguson**, 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 * NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
** A single woman *** A single woman
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) 16-07-307-031
PROPERTY ADDRESS(ES):
231 Maple Avenue, #A, Oak Park, IL, 60302

First Title Guaranty Fund, Inc.
100 Wacker Rd., STE 2400

S Y
P 3
S N
SC Y
INT AB

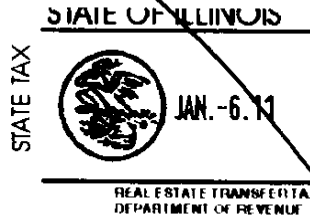
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Fannie Mae a/k/a Federal National Mortgage Association

By: Katherine G. File
As Attorney in Fact

PLACE CORPORATE SEAL HERE

STATE OF IL)
COUNTY OF Cook) SS



REAL ESTATE TRANSFER TAX
0016650
0000001927
FP326652

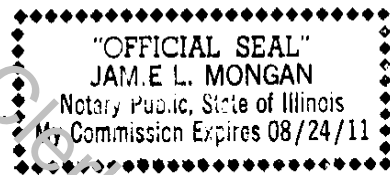
I, Jamie L. Mongan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. File, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) 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 therein set forth.

GIVEN under my hand and official seal this 31st day of December, 2010.

Jamie L. Mongan
NOTARY PUBLIC

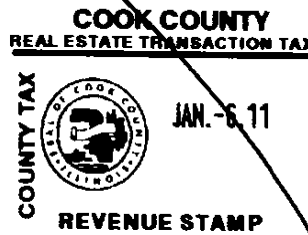
My commission expires:

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:
MEUSSA WALKER / ERIN FERLUSON
231 MAPLE AVENUE # A
OAK PARK IL 60302



REAL ESTATE TRANSFER TAX
0008325
0000001659
FP326665



REAL ESTATE TRANSFER TAX
0133600
0000000044
FP102801

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EXHIBIT A

Parcel 1: The West 17.21 feet of the East 89.35 feet of Lot 8 in Block 3 in Scoville and Niles Addition to Oak Park, said Addition being a Subdivision of the West 40 acres of the Southwest 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The South 8.36 feet of the North 33.44 feet (except the East 124.41 feet thereof) of Lot 8 in Block 3 in Scoville and Niles Addition to Oak Park, said Addition being a Subdivision of the West 40 acres of the Southwest 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3: The South 8.36 feet of the North 33.44 feet of the East 19.87 feet of Lot 8 in Block 3 in Scoville and Niles Addition to Oak Park, said Addition being a Subdivision of the West 40 acres of the Southwest 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4: Easement for the benefit of Parcels 1 to 3 aforesaid as set forth in the Declaration of Covenants and Easements made by LaSalle National Bank, as Trustee under Trust Number 17122 and as shown on Plat attached thereto dated October 10, 1973 and recorded October 24, 1973 as Document 22522980, and as created by the deed from LaSalle National Bank, as Trustee under Trust Number 17122 to Patricia Green dated October 12, 1973 and recorded November 15, 1973 as Document 22545565, for ingress and egress, in Cook County, Illinois.

Property of Cook County Clerk's Office