

# UNOFFICIAL COPY

MAIL TO:

John Mason  
1507 E 53rd Street Suite 876

Chicago, IL 60615

SPECIAL WARRANTY DEED

(CORPORATION TO INDIVIDUAL)

ILLINOIS



Doc#: 1109826078 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/08/2011 10:35 AM Pg: 1 of 3

THIS INDENTURE, made this 31st day of March, 2011, 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 **Matthew Brown**, 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:

/Single never married  
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) 25-20-228-007  
PROPERTY ADDRESS(ES):

11224 S. Peoria, Chicago, IL, 60643

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

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**Fannie Mae a/k/a Federal National Mortgage Association**

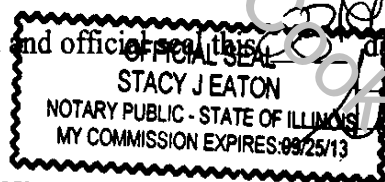
PLACE CORPORATE  
SEAL HERE

By: *Katharine G. Felle*  
As Attorney in Fact

STATE OF IL )  
COUNTY OF COOK ) SS

I, Stacy J. Eaton the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katharine G. Felle, 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 20th day of March, 2011.



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:

Dean Mahon  
1507 E 53rd St Suite 876  
Chicago IL, 60615

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX	
STATE TAX	 APR.-6.11	# 0000002765	0004550
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		# 0000002765	FP326652

CITY OF CHICAGO		REAL ESTATE TRANSFER TAX	
CITY TAX	 APR.-6.11	# 0000000433	0047775
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		# 0000000433	FP326650

COOK COUNTY		REAL ESTATE TRANSFER TAX	
COUNTY TAX	 APR.-6.11	# 0000002503	0002275
REVENUE STAMP		# 0000002503	FP326665

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## EXHIBIT A

Lot 56 in Sheldon Heights West Fifth Addition being part of the East 1/2 of the North East 1/4 of Section 20, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY \_\_\_\_\_**

Property of Cook County Clerk's Office