

UNOFFICIAL COPY

110366804973

MAIL TO:

Victoria I Perez, PC
4126 N. Lincoln Ave, #1
Chicago, IL 60612

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS



Doc#: 1114740121 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/27/2011 11:39 AM Pg: 1 of 3

1/2

THIS INDENTURE, made this 20 day of May, 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 **Ramon A. Espino**, 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

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, then 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) 16-11-414-069-1003

PROPERTY ADDRESS(ES):

3207 W. Washington Unit 3, Chicago, IL, 60624

Attorneys' Title Guaranty Fund, Inc.
133 Wacker Rd., STE 2400
Chicago, IL 60601
Attorney's Fee Department

S Y
P 3
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Fannie Mae a/k/a Federal National Mortgage Association

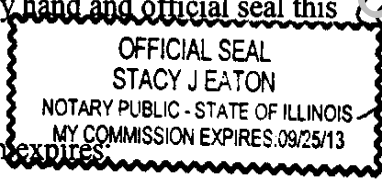
PLACE CORPORATE SEAL HERE

By: Raymond A. Espino
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 Raymond A. Espino, 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 04th day of May, 2011.



Stacy J Eaton
NOTARY PUBLIC


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:
Raymond A. Espino
3207 W. Washington #3
Chicago IL 60624

STATE TAX

STATE OF ILLINOIS



MAY.25.11

REAL ESTATE TRANSFER TAX


DEPARTMENT OF REVENUE

000003347

REAL ESTATE TRANSFER TAX
0008000
FP326652

CITY TAX

CITY OF CHICAGO



MAY.25.11

REAL ESTATE TRANSFER TAX


DEPARTMENT OF REVENUE

000000654

REAL ESTATE TRANSFER TAX
0084000
FP326650

COUNTY TAX

COOK COUNTY



MAY.25.11

REAL ESTATE TRANSFER TAX

REVENUE STAMP

000003084

REAL ESTATE TRANSFER TAX
0004000
FP326665

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EXHIBIT A

Parcel 1:

Unit 3 in the 3207 West Washington Condominiums as depicted on the Plat of Survey of the following described real estate:

The West 16 feet of Lot 42 and the East 17 1/2 feet of Lot 43 in the Subdivision of Blocks 9, 10, 12, 13 and 14 and parts of Blocks 11-15 and 16 in Castles Subdivision in of Blocks 9, 10, 12, 13, 14 and part of Block 11, 15 and 16 in Castles Subdivision of the East 15 acres of the East 1/2 of the Southeast 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, situated in said Cook County and State of Illinois, which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded September 2, 2005 in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0524503019, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the parking space number P-3, as a limited common element ("LCE's") as delineated on the Plat of Survey and the rights and easements delineated on the Plat of Survey and the rights and easements for the benefit of Unit Number 3 as set forth in the Declaration; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

Parcel 3:

The exclusive right to the storage space number S-3, as a limited common elements ("LCE's") as delineated on the Plat of Survey and the rights and easements delineated on the Plat of Survey and the rights and easements for the benefit of Unit Number 3, as set forth in the Declaration; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described herein.

PROPERTY OF Cook County Clerk's Office