

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
REO CASE No: C1115MS



Doc#: 1200533016 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/05/2012 09:17 AM Pg: 1 of 3

Property of Cook County Clerk's Office

This Deed is from **Fannie Mae a/k/a Federal National Mortgage Association** a Corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C., ("Grantor"), **Malgorzata Sypien, single woman and not in civil union,** ("Grantee").

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of , State of Illinois, described as follows (the "Premises"):

1230 North Artesian Avenue, Chicago, IL 60622
PIN#16-01-228-028-0000
Subject to: Taxes for year 2010 and subsequent years

See Legal Description attached hereto and made a part hereof

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

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.**

Sec, 12 U.S.C. 1723a (c) (2).

FIRST AMERICAN TITLE order # 3218080
12/1

COOK COUNTY
RECORDER OF DEEDS
SC 1/3
INT 1/3

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December 08, 2011

Fannie Mae a/k/a Federal National Mortgage Association

By Michael Fisher, Fisher and Shapiro, LLC
Its Attorney in Fact

STATE OF Illinois)
COUNTY OF Cook) SS
)

I, Malgorzata Rejment, a Notary Public in and for the County in the State aforesaid, do hereby certify that Michael Fisher, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this December 08, 2011

Malgorzata Rejment
Notary Public



Mail Recorded Deed and
Future Tax Bills to:
Malgorzata Sypien
~~238 West Lawrence~~ 5008 West Lawrence
~~Chicago, IL 60630~~ Chicago IL 60630

This document was prepared by:
Fisher and Shapiro, LLC
200 N. LaSalle Street, Suite 2840
Chicago, IL 60601

REAL ESTATE TRANSFER	12/13/2011
CHICAGO:	\$900.00
CTA:	\$360.00
TOTAL:	\$1,260.00



16-01-228-028-0000 | 20111201601047 | 8KY18U

REAL ESTATE TRANSFER	12/13/2011
COOK	\$60.00
ILLINOIS:	\$120.00
TOTAL:	\$180.00



16-01-228-028-0000 | 20111201601047 | 7XGAVR

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LEGAL DESCRIPTION

LOT 11 IN BLOCK 7 IN WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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