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Doc#: 1207641050 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/16/2012 03:33 PM Pg: 1 of 3

11050805559
1/1

MAIL TO:

Victoria I Perez PC
4126 N. Lincoln Ave # 1
Chgo. IL 60618

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 20 day of February, 2012., 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 **Ruben Guzman**, 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, 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): 15-14-121-001-0000
PROPERTY ADDRESS(ES):

1203 South 4th Avenue, Maywood, IL, 60153

VILLAGE OF MAYWOOD

\$ 100.00

Nanika Gatter
Real Estate Transfer Tax Paid

2/29/12

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

REAL ESTATE TRANSFER		03/02/2012
	COOK	\$12.50
	ILLINOIS:	\$25.00
	TOTAL:	\$37.50

15-14-121-001-0000 | 20120201602108 | Z7CMZ9

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

Katherine H. Fite
By

AS ATTORNEY IN FACT

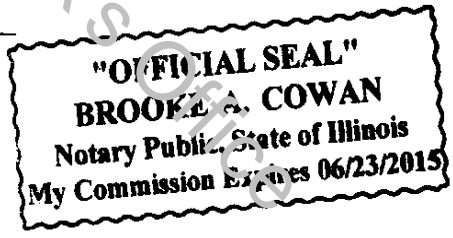
STATE OF IL)
COUNTY OF Cook) SS

I, Brooke Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine H. Fite, 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.

Signed or attested before me on 20 day of February, 2012.

Brooke Cowan
NOTARY PUBLIC

My commission expires 6/23/15



This Instrument was prepared by
PIERCE & ASSOCIATES, P.C.,
1 North Dearborn, Suite 1300, Chicago, IL 60602

PLEASE SEND SUBSEQUENT TAX BILLS TO:
Tuben burman
263 S. 4th Ave
Maywood, IL 60153

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EXHIBIT A

LOTS 1 AND 2 IN BLOCK 148 IN MAYWOOD IN SECTION 14, TOWNSHIP
39 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office