

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Statutory (Illinois) ~~Joint Tenancy~~  
(Corporation to Individual)

2012.00906 1071

MAIL TO:

Rogelio Pena  
Law Offices Of Rogelio Pena  
4928 S. Cicero Avenue  
Chicago, IL 60638

NAME & ADDRESS OF TAXPAYER:

Ricardo Flores and  
Maria de Jesus Reyes  
4732 S. Damen Avenue  
Chicago, IL 60609



Doc#: 1207916053 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/19/2012 02:56 PM Pg: 1 of 3

PREMIER TITLE

THE GRANTOR: Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Release, Release, Alien and Convey to Ricardo Flores and Maria de Jesus Reyes, party of the second part, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois to wit:

\* of 5306 So. Marshfield Chicago, IL 60609 as joint tenants and not as Tenants in common and not in Tenancy by the entirety  
SEE LEGAL DESCRIPTION ATTACHED HERETO

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her heirs and assigns forever.

as joint tenants and not as Tenants in common and not in Tenancy by the entirety

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 20-07-109-039-0000

Property Address: 4732 S. Damen Avenue, Chicago, IL 60609

### REAL ESTATE TRANSFER 03/16/2012



COOK \$16.00  
ILLINOIS: \$32.00  
TOTAL: \$48.00

20-07-109-039-0000 | 20120201603732 | 9SNXSV

### REAL ESTATE TRANSFER 03/16/2012



CHICAGO: \$240.00  
CTA: \$96.00  
TOTAL: \$336.00

20-07-109-039-0000 | 20120201603732 | 202GD4

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its Attorney-In-Fact, this X 16th day of X March, 2012.

Name of Corporation: Federal National Mortgage Association by: Freedman Anselmo Lindberg LLC, its Attorney-In-Fact

IMPRESS  
CORPORATE  
SEAL HERE

By X Thomas Anselmo (SEAL)  
Authorized Member - Thomas J. Anselmo

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

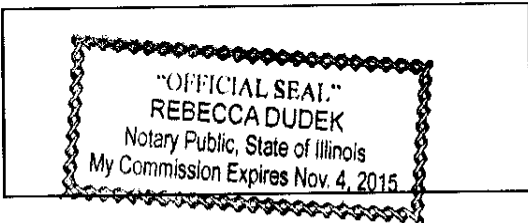
STATE OF Illinois )  
County of DuPage )SS )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Thomas J. Anselmo personally known to me to be the Authorized Member of Freedman Anselmo Lindberg LLC as Attorney-In-Fact for Federal National Mortgage Association, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Attorney-In-Fact, they signed and delivered the said instrument and caused the corporate seal of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth

Given under my hand and notarial seal, this X 12th day of March, 2012

X Rebecca Dudek  
Notary Public

My commission expires on X Nov. 4, 2015



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_  
SECTION 4, REAL ESTATE TRANSFER ACT  
DATE:

NAME AND ADDRESS OF PREPARER:

Freedman Anselmo Lindberg LLC  
1807 W. Diehl Road, #333  
Naperville, IL 60563-1890

Buyer, Seller or Representative

Property Address: 4732 S. Damen Avenue, Chicago, IL 60609

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022)

RE653

**PREMIER TITLE**  
1350 W. NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS, IL 60004  
(847) 255-7100

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EXHIBIT A

File No.: 2012-00906-PT

Commitment No.: 2012-00906-PT

## PROPERTY DESCRIPTION

The land referred to in this commitment is described as follows:

LOT 20 IN BLOCK 1 IN HULING AND JOHNSON'S SUBDIVISION OF BLOCK 13 IN STONE AND WHITNEY'S SUBDIVISION OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office