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FATIC# 2274590

SPECIAL WARRANTY DEED
REO CASE No: C120DN1



Doc#: 1215712087 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/05/2012 09:55 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"), **Adrian Jones, Unmarried and not in a 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"):

21913 Gailene Ave., Sauk Village, IL 60411

PIN#32-25-317-010-0000



Subject to: Taxes for year 2011 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.**

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

REAL ESTATE TRANSFER		05/24/2012
	COOK	\$8.50
	ILLINOIS:	\$17.00
	TOTAL:	\$25.50

32-25-317-010-0000 | 20120501603915 | GZX2NE

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May 22, 2012

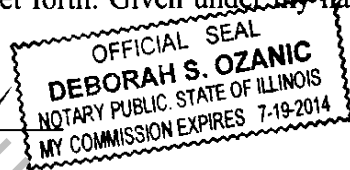
Fannie Mae a/k/a Federal National Mortgage Association

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

STATE OF Illinois)
) SS
COUNTY OF COOK)

I, Deborah S. Ozanic, 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 May 22, 2012

Deborah S. Ozanic
Notary Public



Mail Recorded Deed and
Future Tax Bills to:
Adrian Jones
~~2700 South LaSalle Street~~
~~South Village, IL 60641~~

1 West 146th Street
Riverdale, IL 60827

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

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 16 IN BLOCK 25 IN SOUTHDALE SUBDIVISION, UNIT II, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, LYING NORTH OF SAUK TRAIL ROAD IN COOK COUNTY ILLINOIS.

Permanent Index #'s: 32-25-317-010-0000 Vol. 0017

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