

# UNOFFICIAL COPY



Doc#: 1215935104 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/07/2012 03:44 PM Pg: 1 of 3

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MAIL TO:

David D. Goff  
Attorney at Law  
205 W. Randolph  
Chicago, IL 60606

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 9 day of May, 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 **Maria G Garcia**, 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): **13-34-304-013-0000**  
PROPERTY ADDRESS(ES):

**1939 North Kenneth Avenue, Chicago, IL, 60639**

REAL ESTATE TRANSFER		05/23/2012	
	COOK		\$25.00
	ILLINOIS:		\$50.00
	TOTAL:		\$75.00

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REAL ESTATE TRANSFER		05/23/2012	
	CHICAGO:		\$375.00
	CTA:		\$150.00
	TOTAL:		\$525.00

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

Katherine A. Fille  
By

AS ATTORNEY IN FACT

STATE OF IL. )  
COUNTY OF COOK ) SS

I, Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine Fille, 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 9 day of May, 2012.

Brooke A. 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

"OFFICIAL SEAL"  
**BROOKE A. COWAN**  
Notary Public, State of Illinois  
My Commission Expires 06/23/2015

PLEASE SEND SUBSEQUENT TAX BILLS TO:

Marra G Garcia  
1939 N. Kenney Ave  
Chicago, IL 60639

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## EXHIBIT A

LOT 14 IN BLOCK 1 IN GROSS' ARMITAGE (AVENUE) ADDITION TO CHICAGO, A SUBDIVISION OF NORTHEAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office