

# UNOFFICIAL COPY



Doc#: 1216042101 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/08/2012 02:30 PM Pg: 1 of 3

SPECIAL WARRANTY DEED  
REO CASE No: C120JTX

First American Title  
Order # 2252657

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"), **Jonathan Hyland, A Married Man** ("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"):

**1937 Buckingham Ave., Westchester, IL 60154**  
**PIN#15-20-412-060-0000**



**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).**

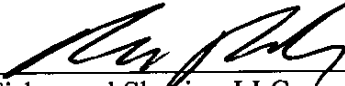
REAL ESTATE TRANSFER		06/04/2012	
	COOK		\$87.75
	ILLINOIS:		\$175.50
	TOTAL:		\$263.25

S Y  
P 3  
S N  
SC Y  
INT OP

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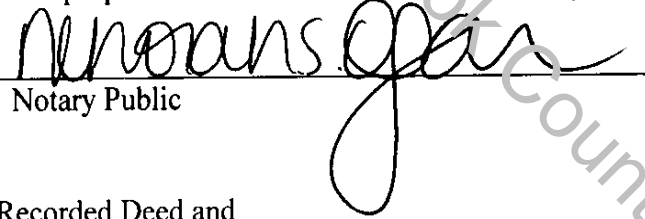
May 24, 2012

Fannie Mae a/k/a Federal National Mortgage Association

  
By Fisher and Shapiro, LLC  
Marcos Posada Its Attorney in Fact

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

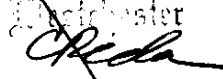
I, Deborah S Ozanic, a Notary Public in and for the County in the State aforesaid, do hereby certify that Marcos Posada, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this May 24, 2012

  
Notary Public



Mail Recorded Deed and  
Future Tax Bills to:  
Jonathan Hyland  
1937 Buckingham Ave.  
Westchester, IL 60154

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

~~FRANCIS...  
CERTIFICATION OF COMPLIANCE  
Village of Westchester  
5/30/12 ~~

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## LEGAL DESCRIPTION

LOT 402 (EXCEPT THE NORTH 15 FEET) AND LOT 403 IN GEORGE F. NIXON AND COMPANY'S 22ND STREET ADDITION TO WESTCHESTER, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office