

# UNOFFICIAL COPY



Doc#: 1220642094 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/24/2012 11:28 AM Pg: 1 of 3

SPECIAL WARRANTY DEED  
REO CASE No: C100CRC

FIRST AMERICAN TITLE

ORDER # 2210104

This Deed is from **Fannie Mae a/l/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"), **Gregory Dowell, Unmarried** ("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"):

**3107 North Springfield Avenue, Chicago, IL 60618**

**PIN#13-26-102-026-0000**

**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).**

S  
P  
S  
SC  
INT  
Y  
3  
N  
Y  
D

**REAL ESTATE TRANSFER** 07/03/2012



CHICAGO: \$1,035.00  
CTA: \$414.00  
TOTAL: \$1,449.00

13-26-102-026-0000 | 20120601606344 | FXGQRR

**REAL ESTATE TRANSFER** 07/03/2012



COOK \$69.00  
ILLINOIS: \$138.00  
TOTAL: \$207.00

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## LEGAL DESCRIPTION

LOT 28 IN CHARLES SEEGER'S SUBDIVISION OF LOT 1 OF HAUSSEN AND SEEGER'S ADDITION TO CHICAGO, A SUBDIVISION OF LOTS 4, 5, AND 14 OF DAVLIN, KELLY AND CARROLL'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office