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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 TIFLE
ORDER # 2710104

This Deed is from Fannie Mae a/l/a l'ederal 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 Cowell, 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).

REAL ESTATE TRANSFER		07/03/2012
652	CHICAGO:	\$1,035.00
10.00	CTA:	\$414.00
	TOTAL:	\$1,449.00
13-26-102-026-0	000 2012060160634	4 FXGQRR

REAL ESTATE TRA	NSFER	07/03/2012
	СООК	\$69.00
	ILLINOIS:	\$138.00
	TOTAL:	\$207.00
13-26-102-026-0006	0 2012060160634	4 RXVAS1

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June 27, 2012

	Fannie Mae a/k/a Federal National Mortgage Association
	By Fisher and Shapiro, LLC Michael Fisher Its Attorney in Fact
STATE OF Illinois)
COUNTY OF Cook) SS)
hereby certify that	Notary Public in and for the County in the State aforesaid, do public in and for the County in the State aforesaid, do personally known to me to be the is subscribed in the foregoing instrument, appeared before me acknowledged that he/she signed the said instrument for the uses
and purposes therein set Notary Public	forth. Given under my hand and official seal this June 27, 2012 OFFICIAL SEAL DEBORAH S. OZANIC
Recorded Deed and e Tax Bills to: ory Dowell North Springfield Avenu igo, IL 60618	e y: 440
document was prepared b r and Shapiro, LLC I. LaSalle Street, Suite 28 Igo, IL 60601	y: 340

Mail **Future** Gregory Dowell 3107 North Springfield Avenue Chicago, IL 60618

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

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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 or Cook County Clerk's Office