

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

JOINT TENANCY
Statutory (Illinois)
(Corporation to Individual)



Doc#: 1221355090 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/31/2012 11:51 AM Pg: 1 of 3

MAIL TO:

Law Offices of Carl L. Evans Jr
Carl L. Evans, Jr.
7220 W. 194th Street, Lower Level
Tinlye Park, IL 60487

NAME & ADDRESS OF TAXPAYER:

Paul Lucas and Bonnie S. Lucas
645 Argyle Avenue
Flossmoor, IL 60422

PREMIER TITLE

THE GRANTOR: Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to Paul Lucas and Bonnie S. Lucas, party of the second part, not in Tenancy in Common, but as Joint Tenants, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

LOT 8 IN BLOCK 2 IN FLOSSMOOR PARK SECOND ADDITION, A SUBDIVISION OF THE SOUTH 660 FEET OF THE EAST 1/2 OF LOT 1 IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 31-01-217-008-0000

Property Address: 645 Argyle Avenue, Flossmoor, IL 60422

REAL ESTATE TRANSFER 07/24/2012

	COOK	\$91.75
	ILLINOIS:	\$183.50
	TOTAL:	\$275.25

31-01-217-008-0000 | 20120701603010 | 6XC5JE

Handwritten signature/initials

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its Authorized Member, this X 18 day of July, 2012.

IMPRESS
CORPORATE SEAL
HERE

Name of Corporation: Federal National Mortgage Association by: Freedman Anselmo Lindberg LLC as its Attorney-In-Fact

By X Thomas Anselmo (SEAL)
Authorized Member - Thomas J. Anselmo

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

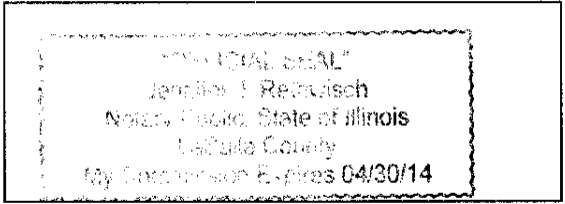
STATE OF Illinois)
County of DeWitt)SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT X Thomas J. Anselmo personally known to me to be the Authorized Member of Freedman Anselmo Lindberg LLC as Attorney-In-Fact for Federal National Mortgage Association, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Authorized Member, they signed and delivered the said instrument and caused the corporate seal of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this X 18 day of July, 2012

Janice J. Rebusch
Notary Public

My commission expires on X 4-30, 2014



COUNTY - ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
SECTION 4, REAL ESTATE TRANSFER ACT
DATE:

NAME AND ADDRESS OF PREPARER:

Freedman Anselmo Lindberg LLC
1807 W. Diehl Ste 333
Naperville, IL 60563

Buyer, Seller or Representative

Property Address: 645 Argyle Avenue, Flossmoor, IL 60422

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022). RE652

PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

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EXHIBIT "A"

File No.: 2012-03922-PT

Commitment No.: 2012-03922-PT

PROPERTY DESCRIPTION

The land referred to in this commitment is described as follows:

LOT 8 IN BLOCK 2 IN FLOSSMOOR PARK SECOND ADDITION, A SUBDIVISION OF THE SOUTH 660 FEET OF THE EAST 1/2 OF LOT 1 IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office