

UNOFFICIAL COPY

2012-03009-PT

SPECIAL WARRANTY DEED

Statutory (Illinois)
(Corporation to individual)

MAIL TO:

Jody Ann Lowenthal
Attorney at Law
30 West 37th Street
Hinsdale, IL 60521

NAME & ADDRESS OF TAXPAYER:

Sidney Muhammad
3413 Adams
Bellwood, IL 60104



Doc#: 1221655052 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/03/2012 01:20 PM Pg: 1 of 3

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 Sidney Muhammad, 544 Littleton Trail, Elgin IL 60120, party of the second part, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

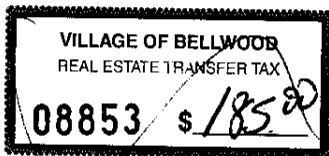
Together with all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the 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, his/her 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, his/her 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): 15-16-111-028-0000

Property Address: 3413 Adams, Bellwood, IL 60104



REAL ESTATE TRANSFER		07/31/2012
COOK		\$18.50
ILLINOIS:		\$37.00
TOTAL:		\$55.50
15-16-111-028-0000 20120701601406 171Q8J		

31

UNOFFICIAL COPY

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 Attorney-in-Fact, this X 13th day of X July, 2012

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

IMPRESS
CORPORATE
SEAL HERE

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

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

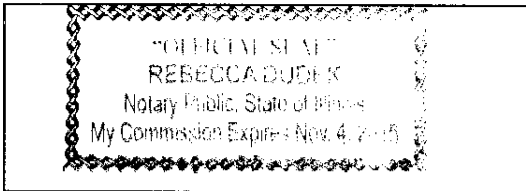
STATE OF Illinois)
County of DuPage)SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT 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 Attorney-In-Fact, 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 13th day of July, 2012

X Rebecca Duda
Notary Public

My commission expires on X Nov. 4, 2015



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. Dichl Road, #333
Naperville, IL 60563-1890

Buyer, Seller or Representative

Property Address: 3413 Adams, Bellwood, IL 60104

** 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).

RE653

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

UNOFFICIAL COPY

EXHIBIT "A"

File No.: 2010-08238-PT

Commitment No.: 2010-08238-PT

PROPERTY DESCRIPTION

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

THE EAST 34.57 FEET OF THE WEST 51.85 FEET OF LOT 7 IN BLOCK 5 IN O'CONNOR'S ADDITION TO BELLWOOD, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16 TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3413 Adams Street, Bellwood, IL 60104

Property of Cook County Clerk's Office