

# UNOFFICIAL COPY

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(RQ)

GIT (821)



Doc#: 1223557230 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/22/2012 10:14 AM Pg: 1 of 3

MAIL TO:

Ma Estela Santoya Sanchez  
2024 N Leamington  
Chicago, IL 60639

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 25 day of July, 2012, between **Fannie Mae a/k/a Federal National Mortgage Association**, a corporation organized and existing under the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and **Ma Estela Santoya-Sanchez and Jose L Aburto-Viveros**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.



Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.


PERMANENT REAL ESTATE INDEX NUMBER(S): 13-35-313-032-0000

PROPERTY ADDRESS(ES):

1828 North Monticello Avenue, Chicago, IL, 60647

REAL ESTATE TRANSFER		08/09/2012	
	COOK		\$29.00
	ILLINOIS:		\$58.00
	TOTAL:		\$87.00

13-35-313-032-0000 | 20120601600677 | 9NB28V

REAL ESTATE TRANSFER		08/09/2012	
	CHICAGO:		\$435.00
	CTA:		\$174.00
	TOTAL:		\$609.00

13-35-313-032-0000 | 20120601600677 | K35EWN

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Fannie Mae a/k/a Federal National  
Mortgage Association

Katherine A. File  
By

AS ATTORNEY IN FACT

STATE OF IL )  
COUNTY OF COOK ) SS

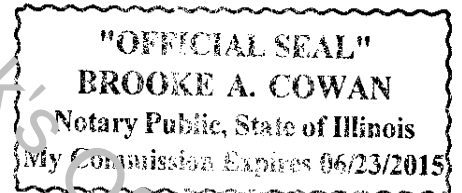
I, Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine A. File, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 25 day of July, 2012.

Brooke A. Cowan  
NOTARY PUBLIC

My commission expires

6/23/15



This Instrument was prepared by - Carol Ritchie  
PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300, Chicago, IL 60602

PLEASE SEND SUBSEQUENT TAX BILLS TO:

Ma Estela Santoya + grantees  
2024 N. Leamington address  
Chicago, IL 60639  
Ma Estela Santoya-Sanchez  
2024 N. Leamington  
Chicago, IL 60639

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## EXHIBIT A

LOT 40 IN BLOCK 3 IN NORTHWESTERN SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 LYING SOUTH OF AND ADJOINING THE NORTH 430 FEET OF SAID TRACT (EXCEPT A STRIP OF 50 FEET WIDE OFF THE SOUTH AND DEEDED TO THE CHICAGO AND PACIFIC RAILROAD) IN SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office