

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
REO CASE No: C111B4B



Doc#: 1229104059 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/17/2012 10:49 AM Pg: 1 of 3

First American Title

Order # 231490

This Deed is from **Fannie Mae a/k/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"), **Stephen Scola and Wendy Scola, Husband and Wife as Joint Tenants** ("Grantee").

BUT AS TENANTS BY THE ENTIRETY

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"):

3354 N Osage Ave, Chicago, IL 60634

PIN#12-24-316-019-0000

Subject to: Taxes for year 2012 and subsequent years


See Legal Description attached hereto and made a part hereof

S Y
P 3
S N
SC Y
INT 17



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	10/01/2012
 CHICAGO:	\$2,137.50
CTA:	\$855.00
TOTAL:	\$2,992.50

12-24-316-019-0000 | 20120901605813 | Z3RDQA

REAL ESTATE TRANSFER	10/01/2012
  COOK	\$142.50
ILLINOIS:	\$285.00
TOTAL:	\$427.50

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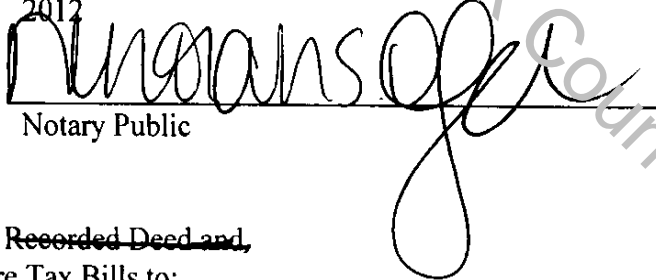
September 27, 2012

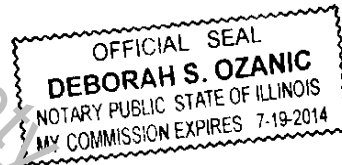
Fannie Mae a/k/a Federal National Mortgage Association

By Fisher and Shapiro, LLC
Michael Fisher Its Attorney in Fact

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, Deborah S Ozanic, a Notary Public in and for the County in the State aforesaid, do hereby certify that Michael Fisher, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this September 27, 2012


Notary Public



~~Mail Recorded Deed and~~
Future Tax Bills to:
Stephen Scola and Wendy Scola
3354 N Osage Ave
Chicago, IL 60634

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

MAIL RECORDED DEED TO

DANIEL MCCORMICK
5205 S. WASHINGTON ST.
DOWNERS GROVE IL. 60515.

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LEGAL DESCRIPTION

LOT 1 IN BLOCK 6 IN JOHN H. RUTHERFORD'S FOURTH ADDITION TO MONT CLARE,
BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST
FRACTIONAL 1/4 OF FRACTIONAL SECTION 24, TOWNSHIP 40 NORTH, RANGE 12,
EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN
BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office