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1st AMERICAN TITLE order # 2341796
1 of 1



12354330500

SPECIAL WARRANTY DEED
REO CASE No: C1216LT

Doc#: 1235433050 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/19/2012 10:27 AM Pg: 1 of 3

Property of Cook County Clerk's Office

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"), **Jesus Torres, a single person not in a civil union** ("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"):



2309 South 25th Street, Broadview, IL 60155
PIN#15-22-108-045-0000
Subject to: Taxes for year 2012 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		12/10/2012
	COOK	\$20.25
	ILLINOIS:	\$40.50
	TOTAL:	\$60.75

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LEGAL DESCRIPTION

LOT 146 (EXCEPT THE SOUTH 10 FEET AND WESTERLY 17 FEET THEREOF) AND THE SOUTH 20 FEET OF LOT 147 (EXCEPT THE WEST 17 FEET THEREOF) IN CUMMINGS AND FOREMAN REAL ESTATE CORPORATION HOME ADDITION IN THE NORTHWEST 1/4 OF SECTION 22 AND THE NORTHEAST 'A OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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November 26, 2012

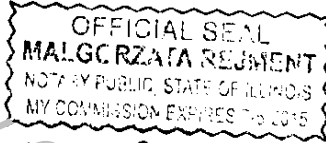
Fannie Mae a/k/a Federal National Mortgage Association

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

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, Malgorzata Rejment, 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 November 26, 2012

Malgorzata Rejment
Notary Public



Mail Recorded Deed and
Nery & Richardson
4258 W. 63rd St.
Chicago, IL 60629

Mail Future Tax Bills to:
Jesus Torres
1141 N. Central Ave.
Chicago, IL 60651

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

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE
Village of Broadview