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CTFOWSA212129H1010

SPECIAL WARRANTY DEED
REO CASE No: C12129H



Doc#: 1305833075 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/27/2013 01:11 PM Pg: 1 of 3

Property of Cook County Clerk's Office

This Deed is from **Fannie Mae s/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**"), **John P. Nenos, 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"):

8815 W Golf Rd- Unit 6H, Niles, IL 60714
PIN#09-15-202-048-1053

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	02/15/2013
COOK	\$27.50
ILLINOIS:	\$55.00
TOTAL:	\$82.50



09-15-202-048-1053 | 20130101604307 | 6WFBQD

VILLAGE OF NILES
REAL ESTATE TRANSFER TAX
2/25/13
8815 W. GOLF RD #6H
20037 \$165.00

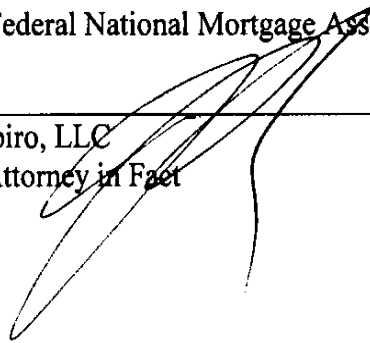
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January 23, 2013

Fannie Mae a/k/a Federal National Mortgage Association

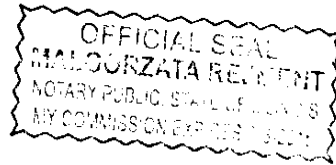
By Fisher and Shapiro, LLC
Michael Fisher Its Attorney in Fact



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 January 23, 2013

Malgorzata Rejment
Notary Public



Mail Recorded Deed and
Future Tax Bills to:
John P. Nenos
8815 W Golf Rd- Unit 6H
Niles, IL 60714

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

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 6H IN HIGHLAND TOWERS CONDOMINIUM III AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25717877 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 25717874 IN COOK COUNTY, ILLINOIS

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