

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
CORPORATION



Doc#: 1306633100 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/07/2013 01:53 PM Pg: 1 of 3

Preparer File: C121RSY  
FATIC No.: 2384431

THE GRANTOR, Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Yan Xiao and Yuefa Xiao, of 17204 71st Avenue #11 Tinley Park, IL 60477 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.


Permanent Real Estate Index Number(s): 28-30-303-022-1011 Vol. 0



Address(es) of Real Estate: 17204 71st Avenue Apt 11  
Tinley Park, IL 60477

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Attorney in Fact for Fannie Mae, and attested by its this:

25<sup>th</sup> day of February, 2013

Federal National Mortgage Association

By:   
Kenneth Johnson, Attorney in Fact for Fannie Mae

REAL ESTATE TRANSFER		02/27/2013
	COOK	\$25.50
	ILLINOIS:	\$51.00
	TOTAL:	\$76.50

28-30-303-022-1011 | 20130201601012 | K23SJ9

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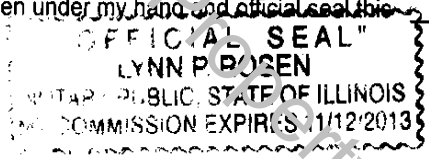
First American  
Title Insurance Company

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STATE OF ILLINOIS, COUNTY OF   Cook   SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kenneth Johnson, Attorney in Fact for Fannie Mae personally known to me to be the Attorney in Fact of the Federal National Mortgage Association and , personally known to me to be the Attorney in Fact of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Kenneth Johnson Attorney In Fact for Fannie Mae and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors 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 official seal this 25<sup>th</sup> day of February, 2013.



Lynn P. Rosen

Notary Public

Exempt under provisions of paragraph            Section 32-45, real estate transfer tax law.

Dated [Signature]

Signature of Buyer, Seller, or Representative

Prepared by:  
Johnson, Blumberg & Associates  
230 W. Monroe Street Suite 1125  
Chicago, IL 60606

Mail to:  
Yan Xiao and Yuefa Xiao  
17204 71st Avenue #11  
Tinley Park, IL 60477  
17752 Holly Ct  
Tinley park, IL 60487

Name and Address of Taxpayer:  
Yan Xiao and Yuefa Xiao  
17204 71st Avenue Apt 11  
Tinley Park, IL 60477



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EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 11 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TOWN AND COUNTRY VILLAS CONDOMINIUM NO. 4 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 24099057, AS AMENDED IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 21041966 AND AS CREATED BY DEED RECORDED AS DOCUMENT NO. 24196447 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 28-30-303-022-1011 Vol. 0034

Property Address: 17204 71st Avenue Unit 11, Tinley Park, Illinois 60477

Property of Cook County Clerk's Office