

2012-09876

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Statutory (Illinois)
(Corporation to Individual)

MAIL TO:

Keith Davis
1525 E. 53rd St
Suite 628
Chicago, IL 60615

NAME & ADDRESS OF TAXPAYER:

Virginia Turner
7337 S. Shore Drive, Unit 407
Chicago, IL 60649



Doc#: 1307855917 Fee: \$40.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/19/2013 03:36 PM Pg: 1 of 2

PREMIER TITLE

Property of Cook County Clerk's Office

THE GRANTOR: Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to Virginia Turner, of 2409 S. 21st Avenue, Broadview, IL 60155, party of the second part, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

UNIT 407 IN LAKE TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 139, 140, 141, 144 AND 145 IN DIVISION 3 OF THE SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25275623 AND REGISTERED AS DOCUMENT NUMBER LR3135046, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances unto the party of the second part, his/her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 21-30-114-029-1075

Property Address: 7337 S. Shore Drive, Unit 407, Chicago, IL 60649

REAL ESTATE TRANSFER 03/18/2013



COOK \$13.00
ILLINOIS: \$26.00
TOTAL: \$39.00

21-30-114-029-1075 | 20130201602538 | D6TS5D

REAL ESTATE TRANSFER 03/18/2013



CHICAGO: \$195.00
CTA: \$78.00
TOTAL: \$273.00

21-30-114-029-1075 | 20130201602538 | MLJCXZ

Handwritten mark

# UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its Attorney-In-Fact, this X 7 day of X March, 2013.

IMPRESS  
CORPORATE SEAL  
HERE

Name of Corporation: Federal National Mortgage Association by: Freedman Anselmo Lindberg LLC, its Attorney-In-Fact

By X Thomas J. Anselmo (SEAL)  
Authorized Member - Thomas J. Anselmo

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF ILLINOIS )  
)SS  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT X Thomas J. Anselmo personally known to me to be the Authorized Member of Freedman Anselmo Lindberg LLC as Attorney-In-Fact for Federal National Mortgage Association, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Attorney-In-Fact, they signed and delivered the said instrument and caused the corporate seal 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 notarial seal, this X 7 day of March, 2013

X Jessica Rivera  
Notary Public

My commission expires on X December 17, 2016



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_  
SECTION 4, REAL ESTATE TRANSFER ACT  
DATE:

NAME AND ADDRESS OF PREPARER:

Freedman Anselmo Lindberg LLC  
1807 W. Diehl Ste 333  
Naperville, IL 60563

Buyer, Seller or Representative

Property Address: 7337 S. Shore Drive, Unit 407, Chicago, IL 60649

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

PREMIER TITLE RE653  
1350 W. NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS, IL 60004  
(847) 255-7100