

# UNOFFICIAL COPY



Doc#: 1310147028 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/11/2013 11:11 AM Pg: 1 of 3

4-10  
GIT

40001471 (2/3)

MAIL TO:

Juan M. Gutierrez

2901 N. 77th Ave

Elmwood Park, IL 60707

SPECIAL WARRANTY DEED

(CORPORATION TO INDIVIDUAL)

ILLINOIS

THIS INDENTURE, made this 15 day of February, 2013, between **Fannie Mae a/k/a 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, and **Juan Gutierrez (2446 N Rutherford Ave. Chicago 60707, County of Cook and the State of Illinois)**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

**SEE ATTACHED EXHIBIT A**

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 12-25-123-020-0000

PROPERTY ADDRESS(ES): 2901 North 77th Avenue, Elmwood Park, IL, 60707



Village of Elmwood Park  
Real Estate Transfer Stamp

800.00

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Fannie Mae a/k/a Federal National Mortgage Association

Katherine S. Fle  
By

AS ATTORNEY IN FACT

STATE OF COOK )  
COUNTY OF COOK ) SS

I, Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine S. Fle, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 15 day of February, 2013.

Brooke A. Cowan

NOTARY PUBLIC

My commission expires

06/23/15

This Instrument was prepared by  
Carol Richie/PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300  
Chicago, IL 60602



PLEASE SEND SUBSEQUENT TAX BILLS TO:

Juan M. Gutierrez  
2901 N. 77th Ave  
Elmwood Park, IL 60707

REAL ESTATE TRANSFER	04/04/2013
	COOK \$80.00
	ILLINOIS: \$160.00
	TOTAL: \$240.00

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## EXHIBIT A

LOT 21 IN BLOCK 18 IN WESTWOOD, BEING MILLS AND SONS'  
SUBDIVISION IN THE WEST 1/2 OF SECTION 25, TOWNSHIP 40  
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office