UNOFFICIAL COPY

13240444063D

Doc#: 1324044063 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 08/28/2013 02:39 PM Pg: 1 of 2

MAIL TAX STATEMENT 70:

2435 W. Lunt 3A

icago, eh 100045

SPECIAL WARRANTY DEED- Statutory REO Case No: C12116H

The Grantor, Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, for and in consideration of Seventy Thousand One Hundred and 00/100 Dollars (\$70,100.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to Clufunmilola A. Oguntoyinbo, a single person, 4747 S. Princeton Ave., Chicago, IL 60603, the following described premises:

Unit 2435-3A together with its undivided percentage interest in the common elements in Indian Boundary Court Condominium as delineated and defined in the Declaration recorded as Document No. 24362363, in the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Note: For informational purposes only this land is commonly known as: 2435 W. Lunt Ave., #3A, Chicago, IL 60645

Permanent Index Number: 10-36-218-043-1013

The warranties given herein are limited to the acts of the Grantor. Subject to easements, reservations and restrictions, if any, of record. Subject to all general unpaid real estate taxes.

Grantee accepts conveyance of the premises in "as is" condition and acknowledges that Grantor has made no representation, warranties or guarantees as to the condition of said premises.

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\$740.25

Dated: Fannie Mae A/K/A Federal National Mortgage Association By: Heavner, Scott/Beyers & Mihler, LLC as Attorney-in-Fact Its: Managing Member City of Chicago Real Estate Dept. of Finance Transfer STATE OF ILLINOIS 650600 Stamp 8/26/2013 11:56 COUNTY OF MELLON dr00764 Batch 6,973,713 I. コンnna ナドルク , a Notary Public in and for said County, DO HEREBY K. Mard L Heaviler /as Managing Member of Heavner, Scott, Beyers & Mihlar, LLC, as Attorney-in-Fact for Fannie Mae A/K/A Federal National Morroage Association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Managing Member, appeared before me this day in person and acknowledged that he signed, sealed and delivered said in strument as his free and voluntary act and as the free and voluntary act of said Corporation, being thereunto authorized, for the uses and purposes therein set forth. GIVEN under my hand and notarial seal this 20L THIS INSTRUMENT WAS PREPARED BY AND RETURNED Richard L. Heavner of Heavner, Scott, Beyers & Mihlar, LLC, Attorneys 145 South Water Street, Decatur, IL 62523 Phone: (217) 422-1719 COOK COUNTY STATE TRANSACTION TAX REAL ESTATE 0000016201 TRANSFER TAX AUGL 28.13 0003525 REVENUE STAMP FP 103042

STATE OF ILLINOIS

COUNTY TAX

UG.28.13

REAL ESTATE THANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE 0000016349 TRANSFER TAX 0007050

FP 103037

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RETURN TO: FRAL ILLINOIS TITLE COMPANY 145 S. WATER STREET DECATUR, IL 62523