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Doc#: 1328001075 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/07/2013 12:52 PM Pg: 1 of 3

MAIL TO: Patricia Magallanes
5752 S Tripp
Chicago IL 60629

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 7 day of August, 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 **David J Hernandez and Patricia Magallanes (5746 S Tripp Ave, Chicago 60629, County of Cook, 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): **19-15-107-025-0000**

PROPERTY ADDRESS(ES): **5559 South Kenneth Avenue, Chicago, IL, 60629**

Attorneys' Title Guaranty Fund, Inc
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4100
Attn: Search Department

REAL ESTATE TRANSFER	09/09/2013
 CHICAGO:	\$1,200.00
CTA:	\$480.00
TOTAL:	\$1,680.00

19-15-107-025-0000 | 20130801601216 | DKF2QA

REAL ESTATE TRANSFER	09/09/2013
 COOK	\$80.00
 ILLINOIS:	\$160.00
TOTAL:	\$240.00

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Fannie Mae a/k/a Federal National Mortgage Association

Katherine B. File

By: Pierce & Associates, P.C.
As Attorney in Fact

STATE OF IL)
) SS
COUNTY OF COOK)

I, Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine B. File, 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 7 day of August, 2013.

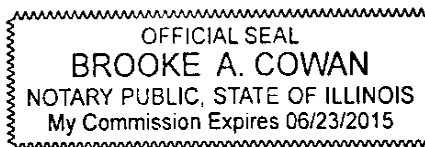
Brooke A. Cowan

NOTARY PUBLIC

My commission expires

6/23/15

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



PLEASE SEND SUBSEQUENT TAX BILLS TO:

Patricia Magallanes
5752 S Tripp
Chicago IL 60629

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EXHIBIT A

LOT 25 IN BLOCK 1 IN W.F. KAISER AND COMPANY'S ARDALE PARK
SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER
(EXCEPT THE WEST 33 FEET THEREOF) IN SECTION 15, TOWNSHIP 38
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Proprietor Cook County Clerk's Office