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Doc#: 1328001083 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/07/2013 12:58 PM Pg: 1 of 3

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MAIL TO:

Uri Lipshutz
1120 S. Belmont
Ch. 21, 60617
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 12 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 **Josie Truong (1214 N Ashland, Chicago 60613, County of Cook and the State of Illinois)**, party of the second part, WITH ESSETH, 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): 13-14-225-004-0000

PROPERTY ADDRESS(ES): 4449 North Kimball Avenue, Chicago, IL, 60625

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department



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Fannie Mae a/k/a Federal National Mortgage Association

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

STATE OF IL)
) SS
COUNTY OF Cook)

REAL ESTATE TRANSFER		09/13/2013
	COOK	\$129.00
	ILLINOIS:	\$258.00
TOTAL:		\$387.00

13-14-225-004-0000 | 20130701603774 | SZWR88

I, Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. 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 12 day of August, 2013
Brooke A. Cowan
NOTARY PUBLIC


My commission expires 6/23/15

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:

Josie Truong
4449 N. Kimball
Ch. Il. 60645

REAL ESTATE TRANSFER		09/13/2013
	CHICAGO:	\$1,935.00
	CTA:	\$774.00
TOTAL:		\$2,709.00

13-14-225-004-0000 | 20130701603774 | B3X2TL

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EXHIBIT A

LOT 37 IN BLOCK 4 IN THE NORTH WEST LAND ASSOCIATION
SUBDIVISION OF THE SOUTH 665.6 FEET OF THE EAST 1/2 OF THE
NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office