

# UNOFFICIAL COPY



Doc#: 1332613021 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/22/2013 09:30 AM Pg: 1 of 4

SPECIAL WARRANTY DEED  
REO CASE No: C121PH4

First American Title Order #

2431642

This Deed is from **Fannie Mae a/k/a Federal National Mortgage Association** a Corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C., ("Grantor"), **Laura M Givler, a single person not in a civil union** ("Grantee").

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows (the "Premises"):


**4710 N Elston Ave, Unit 201, Chicago, IL 60630**  
**PIN#13-15-106-039-1037**

**Subject to:** Taxes for year 2012 and subsequent years


**See Legal Description attached hereto and made a part hereof**

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, **Grantor is exempt from any and all transfer taxes.**  
**See, 12 U.S.C. 1723a (c) (2).**

REAL ESTATE TRANSFER	11/18/2013
 CHICAGO:	\$1,050.00
CTA:	\$0.00
<b>TOTAL:</b>	<b>\$1,050.00</b>

13-15-106-039-1037 | 20131101603739 | K2B58X

REAL ESTATE TRANSFER	11/18/2013
 COOK	\$0.00
ILLINOIS:	\$0.00
<b>TOTAL:</b>	<b>\$0.00</b>

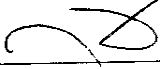
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# UNOFFICIAL COPY

November 14, 2013


Fannie Mae a/k/a Federal National Mortgage Association



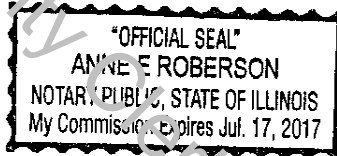
By **Jim DeMars**, Fisher and Shapiro, LLC  
Its Attorney in Fact

STATE OF Illinois )  
  ) SS  
COUNTY OF Cook    )

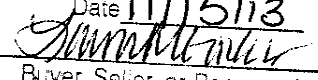
I, **Anne Roberson**, a Notary Public in and for the County in the State aforesaid, do hereby certify that **Jim DeMars**, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this November 14, 2013

  
\_\_\_\_\_  
Notary Public

Mail Recorded Deed and  
Future Tax Bills to:  
Laura M Givler  
4710 N Elston Ave, Unit 201  
Chicago, IL 60630



This document was prepared by:  
Fisher and Shapiro, LLC  
200 N. LaSalle Street, Suite 2840  
Chicago, IL 60601

Exempt under provisions of  
Paragraph B, Section 31-45,  
Real Estate Transfer Tax Act.  
Date 11/15/13  
  
\_\_\_\_\_  
Buyer, Seller, or Representative

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## LEGAL DESCRIPTION

UNIT NO. 201E AND THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P201E IN THE MAYFAIR COURTS CONDOMINIUM I, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 1 TO 11, BOTH INCLUSIVE, AND LOTS 18 TO 23, BOTH INCLUSIVE IN BLOCK 2 IN M.D. BROWNS RESUBDIVISION OF BLOCK 1 AND 2 IN MONTROSE IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, 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 NO. 95228636 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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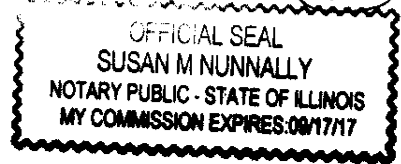
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated November 18, 2013

Signature: *Am Nani Zaya*  
Grantor or Agent

Subscribed and sworn to before me  
By the said agent  
This 18 day of November, 2013.  
Notary Public Susan M. Nunnally

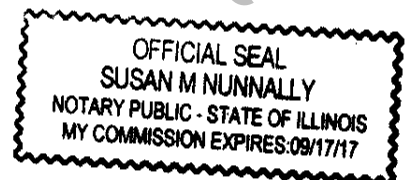


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date November 18, 2013

Signature: *Am Nani Zaya*  
Grantee or Agent

Subscribed and sworn to before me  
By the said agent  
This 18 day of November, 2013.  
Notary Public Susan M. Nunnally



Note: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)