

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION



Doc#: 1404445043 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/13/2014 11:43 AM Pg: 1 of 3

Preparer File: REC IL 13 2730
FATIC No.:

THE GRANTOR, Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Stephanie Tapia & Ana I Garcia, of 6454 N Francisco Ave Unit 2, Chicago, IL 60645 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:
** as joint tenants with right of survivorship.*
See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

Permanent Real Estate Index Number(s): 10-36-325-036-1015 Vol. 0504

Address(es) of Real Estate: 6454 N. Francisco Avenue, Unit 2
Chicago, Illinois 60645

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed and has caused its name to be signed to these presents by its Attorney In Fact for Fannie Mae, and attested by its this:

30th day of January, 20 14

Federal National Mortgage Association

By:
Kenneth J. Johnson, Attorney In Fact for Fannie Mae

FIRST AMERICAN TITLE

2484586



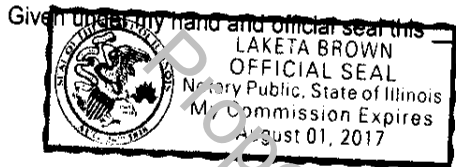
First American
Title Insurance Company

Special Warranty Deed - Corporation

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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kenneth J. Johnson, personally known to me to be the Attorney In Fact of the Federal National Mortgage Association and, personally known to me to be the Attorney In Fact for Fannie Mae of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such that Kenneth J. Johnson and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Given under my hand and official seal this 30th day of January, 20 14.

Laketa Brown
Notary Public

~~Exempt under provisions of paragraph B, Section 32-45 Real estate transfer tax law.~~

~~Dated: _____
Signature of Buyer, Seller, or Representative~~

Prepared by:
Johnson, Blumberg, & Associates, LLC
230 W. Monroe Street, Suite 1125
Chicago, Illinois 60606

Mail to:
Stephanie Tapia & Ana I Garcia
6454 N Francisco Ave Unit 2
Chicago, IL 60645

Name and Address of Taxpayer:
Stephanie Tapia & Ana I Garcia
6454 N. Francisco Avenue, Unit 2
Chicago Illinois 60645

REAL ESTATE TRANSFER		02/10/2014
	CHICAGO:	\$690.00
	CTA:	\$276.00
	TOTAL:	\$966.00
10-36-325-036-1015 20140101605474 1P DLZ		

REAL ESTATE TRANSFER		02/10/2014
	COOK	\$46.00
	ILLINOIS:	\$92.00
	TOTAL:	\$138.00
10-36-325-036-1015 20140101605474 M8YFGA		

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Exhibit "A" - Legal Description

PARCEL 1:

UNIT 6454-2 IN 2901-11 ARTHUR AVENUE / 6454 FRANCISCO CONDOMINIUM DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN BLOCK 4 IN DEVON AVENUE ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0425844052; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 5-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0425844052.

Property of Cook County Clerk's Office



First American
Title Insurance Company