

# UNOFFICIAL COPY

2013-05316-PT

## SPECIAL WARRANTY DEED

Statutory (Illinois)  
(Corporation to Individual)



Doc#: 1405549002 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/24/2014 10:16 AM Pg: 1 of 3

MAIL TO:

Attorney at Law  
George Vranas  
3464 N Clark St  
Chicago, IL 60657

NAME & ADDRESS OF TAXPAYER:

Jesus Franco Valencia  
6440 South Sacramento Avenue  
Chicago, IL 60629

PREMIER TITLE

THE GRANTOR: 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 having its principal office at the following address PO Box 650043, Dallas, TX 75265-0043 and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to Jesus Franco Valencia, of 418 Mac St., Joliet, IL 60435, party of the second part, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

LOT 16 (EXCEPT THE NORTH HALF THEREOF) AND ALL OF LOT 17 IN BLOCK 8 IN EAST CHICAGO LAWN, J.A. CAMPBELL'S SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 19-24-111-032-0000

Property Address: 6440 South Sacramento Avenue, Chicago, IL 60629

REAL ESTATE TRANSFER 02/21/2014



COOK \$0.00  
ILLINOIS: \$0.00  
TOTAL: \$0.00

19-24-111-032-0000 | 20140201602366 | 3WWRKS

REAL ESTATE TRANSFER 02/21/2014



CHICAGO: \$375.00  
CTA: \$150.00  
TOTAL: \$525.00

19-24-111-032-0000 | 20140201602366 | X3WN35

# UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its Attorney-In-Fact, this X 17 day of X February, 20 14.

Name of Corporation: Fannie Mae A/K/A Federal National Mortgage Association by: Freedman Anselmo Lindberg LLC, its Attorney-In-Fact

IMPRESS  
CORPORATE  
SEAL HERE

By X Thomas J Anselmo (SEAL)  
Authorized Member - Thomas J. Anselmo

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF Illinois )  
County of Dupage )SS )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT X Thomas J Anselmo personally known to me to be the Authorized Member of Freedman Anselmo Lindberg LLC as Attorney-In-Fact for Fannie Mae A/K/A Federal National Mortgage Association, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Attorney-In-Fact, they signed and delivered the said instrument and caused the corporate seal 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 notarial seal, this X 18 day of February, 20 14

X  
Notary Public

My commission expires on X March 27, 20 17



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH B  
SECTION 31-45, REAL ESTATE TRANSFER ACT  
DATE: 2/18/14

NAME AND ADDRESS OF PREPARER:

Freedman Anselmo Lindberg LLC  
1771 W. Diehl Ste 250  
Naperville, IL 60563

Thomas Anselmo  
Buyer, Seller or Representative

Property Address: 6440 South Sacramento Avenue, Chicago, IL 60629

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE653

**PREMIER TITLE**  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-571-2111

# UNOFFICIAL COPY

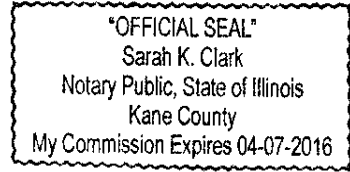
## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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.

Dated February 18, 2014

Signature: David A. Panega  
Grantor or Agent

Subscribed and sworn to before me  
By the said David A. Panega  
This 18<sup>th</sup> day of February, 2014  
Notary Public Sarah K. Clark

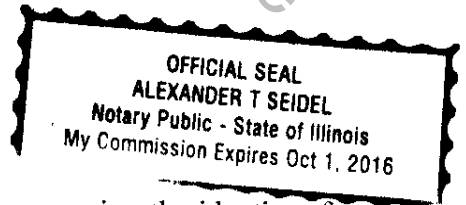


The **grantee** or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated FEB 21, 2014

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said AGENT  
This 21 day of FEB, 2014  
Notary Public Alexander T. Seidel



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