

# UNOFFICIAL COPY

FIRST AMERICAN TITLE

ORDER # 2437466

SPECIAL WARRANTY DEED  
REO CASE No: C1306BJ



Doc#: 1405718020 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/26/2014 09:45 AM Pg: 1 of 3

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"), **Bernard Sheppard, a single person not in a civil union** ("Grantee"). *married*

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"):



**88 Graymoor Lane, Olympia Fields, IL 60461**  
**PIN#32-18-101-033-0000**

**Subject to:** Taxes for year 2013 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		02/18/2014
	<b>COOK</b>	\$91.00
	<b>ILLINOIS:</b>	\$182.00
	<b>TOTAL:</b>	\$273.00

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February 12, 2014


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 February 12, 2014

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

Mail Recorded Deed and  
Future Tax Bills to:  
Bernard Sheppard  
88 Graymoor Lane  
Olympia Fields, IL 60461



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

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## LEGAL DESCRIPTION

LOT 104 IN THE RESUBDIVISION OF LOTS 74 TO 78 INCLUSIVE AND LOTS 80 TO 85 INCLUSIVE TOGETHER WITH ALL EASEMENTS CONTAINED THEREIN AND THAT PART OF A PUBLIC ROADWAY LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF GRAYMOOR LANE EXTENDED FROM THE SOUTHERLY MOST CORNER OF LOT 80 TO WESTERLY MOST CORNER OF LOT 84 AND ADJOINING TO LOTS 80, 81, 82, 83 AND 84, ALL IN GRAYMOOR, A SUBDIVISION OF THE NORTH 50 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1953 AS DOCUMENT NUMBER 15,663,279, IN COOK COUNTY, ILLINOIS.

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