

# UNOFFICIAL COPY

1st AMERICAN TITLE order # 2491440

SPECIAL WARRANTY DEED  
REO CASE No: C1311HK



Doc#: 1411218010 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/22/2014 08:46 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, P.O. Box 650043, Dallas, TX 75265-0043, ("Grantor"), **Alfredo N. Alcazar**, ("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"):

**12746 Gregory Street, Blue Island, IL 60406**  
**PIN#25-31-103-034-0000**

**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	04/21/2014
COOK	\$18.50
ILLINOIS:	\$37.00
<b>TOTAL:</b>	<b>\$55.50</b>

25-31-103-034-0000 | 20140301606165 | BS01B2

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March 27, 2014

Fannie Mae a/k/a Federal National Mortgage Association



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

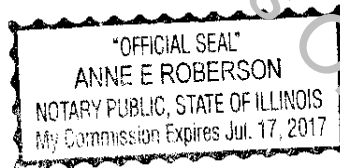
STATE OF Illinois )  
) SS  
COUNTY OF Cook )

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 March 27, 2014

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

Mail Recorded Deed and  
Future Tax Bills to:  
Alfredo N. Alcazar  
12746 Gregory Street  
Blue Island, IL 60406

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



~~Exempt under provisions of Paragraph~~  
~~Section 4, Real Estate...~~

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## LEGAL DESCRIPTION

**THE EAST 126 FEET OF LOT 3 (EXCEPT THE NORTH 43 FEET THEREOF) AND THE EAST 126 FEET OF THE NORTH 2 FEET OF LOT 4 IN BLOCK 4 IN WATTLES ADDITION TO BLUE ISLAND IN THE NORTHWEST QUARTER 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office