

# UNOFFICIAL COPY



Doc#: 1411833186 Fee: \$42.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/28/2014 02:24 PM Pg: 1 of 3

MAIL TO:

*Angel Quinones*  
*2560 N Leyden Ave*  
*River Grove, IL 60171*  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 8 day of April, 2014., between **Fannie Mae a/k/a Federal National Mortgage Association, (P.O. Box 650043, Dallas, TX 75265-0043)**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Angel Quinones (2641 N Springfield Ave, Chicago, IL 60647)**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

**SEE ATTACHED EXHIBIT A**

**SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.**

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: **TO HAVE AND HOLD** the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): **12-27-415-018-0000**

PROPERTY ADDRESS(ES): **2560 North Leyden Avenue, River Grove, IL, 60171**

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Title Search Department

S Y  
P 3  
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1/2 130366812809

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**Fannie Mae a/k/a Federal National Mortgage Association**

By: Pierce & Associates, P.C.  
As Attorney in Fact  
Katherine G. File

STATE OF IL )  
 ) SS  
COUNTY OF COOK )

I, Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. File, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 8 day of April, 2014.  
  
NOTARY PUBLIC

My commission expires 6/23/15

This Instrument was prepared by  
Amanda Griffin/PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300, Chicago, IL 60602



PLEASE SEND SUBSEQUENT TAX BILLS TO:  
Angel Quiñones  
2560 N Leyden Ave  
River Grove, IL 60171



REAL ESTATE TRANSFER	04/17/2014
COOK	\$86.00
ILLINOIS:	\$172.00
TOTAL:	\$258.00



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## EXHIBIT A

LOT 28 IN GEORGE E. O'GRADY'S RIVERSIDE HEIGHTS, A  
RESUBDIVISION OF THAT PART OF RHODE'S SUBDIVISION OF PART OF  
SECTION 26 AND SECTION 27, WEST OF CENTER LINE OF RIVER  
ROAD, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, PLAT RECORDED JANUARY 11, 1927 AS  
DOCUMENT 9518635, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office