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WNW507016 AH PD
SPECIAL WARRANTY DEED
REO CASE No: C130H5R

172



Doc#: 1413231039 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/12/2014 10:24 AM Pg: 1 of 4

Property of Cook County Clerk's Office

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"), **Sebastian Lojewski, a single person not in a civil union** ("Grantee").
married man

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"):

2911 Gustav St, Franklin Park, IL 60131
PIN#12-28-225-009-0000
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).

EXEMPT UNDER THE PROVISIONS OF
PARAGRAPH 4 B OF THE REAL ESTATE
TRANSFER TAX ACT DATE 4/30/14

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BOX 333-CT

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April 28, 2014

Fannie Mae a/k/a Federal National Mortgage Association

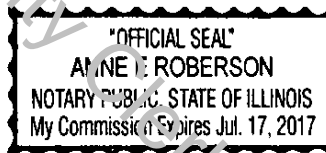

By **Jim DeMars**, Fisher and Shapiro, LLC
Its Attorney in Fact

STATE OF Illinois)
) SS
COUNTY OF Cook)



I, **Frank Navarrete**, 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 April 28, 2014


Notary Public

Mail Recorded Deed and
Future Tax Bills to:
Sebastian Lojewski
2911 Gustav St
Franklin Park, IL 60131



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

| REAL ESTATE TRANSFER | | 04/30/2014 |
|---|------------------|------------|
|  | COOK | \$0.00 |
|  | ILLINOIS: | \$0.00 |
| TOTAL: | | \$0.00 |

12-28-225-009-0000 | 20140401607132 | J3WEYX

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LEGAL DESCRIPTION

LOT 22 (EXCEPT THE NORTH 10 FEET), ALL OF LOT 23 AND THE NORTH 5 FEET OF LOT 24 IN BLOCK 14 IN FIRST ADDITION TO FRANKLIN PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE RAILROAD AND THAT PART SOUTH OF GRAND AVENUE), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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 and hold title to real estate under the laws of the State of Illinois.

Date: 4/30/14 Signature: [Signature]
Grantor of Agent

SUBSCRIBED and SWORN to before me on _____
"OFFICIAL SEAL"
PEGGY A. PITTS
Notary Public, State of Illinois
My Commission Expires 08/27/16
(Impress Seal Here)

[Signature]
Notary Public

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 and hold title to real estate under the laws of the State of Illinois.

Date: 4/30/14 Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on _____
"OFFICIAL SEAL"
PEGGY A. PITTS
Notary Public, State of Illinois
My Commission Expires 08/27/16
(Impress Seal Here)

[Signature]
Notary Public

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 Act.]