

# UNOFFICIAL COPY

Tax Bill  
Mail to  
Teodor Genov  
1835 E. Lincoln Ave.  
Des Plaines, IL 60018



Doc#: 1418319000 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/02/2014 09:00 AM Pg: 1 of 4

3800-2868  
REO #C1402T7

## SPECIAL WARRANTY DEED

First American Title  
Order # 2515197

KNOW ALL MEN BY THESE PRESENTS that FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, P.O. Box 650043, Dallas, TX 75265-0043, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to Teodor Genov, address: 1835 E Lincoln Ave, Des Plaines, IL 60018, GRANTEE(S), all of the following (described premises situated in Cook County, Illinois, to-wit:

LOT 2 IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO DES PLAINES HEIGHTS, BEING A SUBDIVISION OF THIS PART EAST OF RAIL ROAD OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART WEST OF DES PLAINES ROAD OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (EXCEPT 4 ACRES IN THE NORTHEAST CORNER) OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

Commonly known as: 1835 E Lincoln Ave, Des Plaines, IL 60018  
Property Index No. 09-21-313-004-0000

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for 2013 2<sup>nd</sup> installment, 2014 and subsequent years;
- (b) building setback lines, rights, easements, limitations, covenants, conditions and/or restrictions of record;
- (c) rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any;

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

REAL ESTATE TRANSFER TAX		24-Jun-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

09-21-313-004-0000 | 20140601606179 | 1-564-630-784

Exempt deed or instrument  
eligible for recordation  
without payment of tax.

S. Brown 6/23/14  
City of Des Plaines

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And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and,
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this 18<sup>th</sup> day of June, 2014.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG, LTD. Attorney in Fact

By: [Signature]  
Holder of Limited POA

STATE OF ILLINOIS  
COUNTY OF COOK

I, Mirela S. Iosef, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Daniel H. Olswang, personally known to me to be the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA 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 acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his 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 official seal this 18<sup>th</sup> day of June, 2014

[Signature]  
Notary Public

Prepared by:  
Hauselman, Rappin & Olswang, Ltd.  
39 S. LaSalle Street, Suite 1105  
Chicago, IL 60603  
(312) 372-2020



SELLER IS EXEMPT FROM PAYMENT OF STATE TAXES AND TAX STAMP ON DEEDS PURSUANT TO 12 U.S.C. 1723a(c)(2).

EXEMPT UNDER PROVISIONS OF PARAGRAPH B OF SECTION 31-45 PROPERTY TAX CODE

6/18/14  
Date [Signature] Signature

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## EXEMPTIONS:

Note: The City of Des Plaines Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Section 4-3E-7 of the Ordinance which is printed below. To claim one of these exemptions, complete the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under the City of Des Plaines Real Estate Transfer Tax Ordinance by paragraph(s) A of Section \_\_\_\_\_ of said Ordinance.

Details for exemption claimed: (Explain) Foreclosure sold by FNMA

Section 4-3E-7 The tax imposed by this article shall not apply to the following transactions:

- (a) Transactions involving property acquired by or from any governmental body or by any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes.
- (b) Transactions which secure debt or other obligations.
- (c) Transactions in which deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded.
- (d) Transactions in which the actual consideration is less than one hundred dollars (\$100.00).
- (e) Transactions in which the deeds are tax deeds.
- (f) Transactions which are releases of property which is security for a debt or other obligation.
- (g) Transactions of partitions.
- (h) Transaction made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization.
- (i) Transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock.
- (j) Transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one to the other shall not be exempt from the tax.
- (k) Transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States.

Every deed or other instrument which is tax exempt pursuant to this section shall be presented to the Director of Finance and Administrative Services so as to be appropriately marked by said director as an exempt deed or instrument eligible for recordation without the payment of tax. At such time as a deed or instrument is presented to the director, a certificate setting forth the facts which justify exemption shall be presented.

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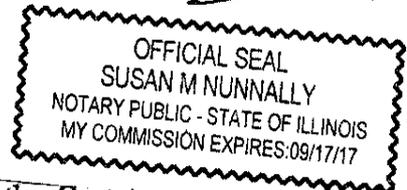
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 6-18, 2014

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me,  
By the said Agent  
This 24th day of June, 2014.  
Notary Public Susan M. Nunnally

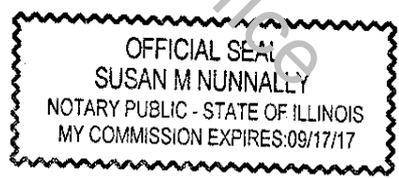


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date 6-18, 2014

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 24th day of June, 2014.  
Notary Public Susan M. Nunnally



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