UNOFFICIAL COPY

Doc#: 1419022010 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/09/2014 08:20 AM Pg: 1 of 3

SPECIAL WARRANTY DEED REO CASE No: C1312RD

FIRST AMERICAN
File # 250 37

This Deed is from Fannie Mac %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"), Sheila Watkins, a single person not in a civil union ("Grantee").

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, 'epresentation 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 "Frenises"):

1<del>040 Hirsch Blvd #303, Calumet City, IL 60409</del> Plense see attocheel Legal PIN#30-17-314-035-1011

Subject to: Taxes for year 2013 and subsequent years

### See Legal Description attached hereto and made a part bereof

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 TAX
45295 -35-14

Calumet City • City of Homes \$ 12.00

REAL ESTATE TRANSFER TAX
45294

Calumet City • City of Homes \$ 70.00

1419022010 Page: 2 of 3

# **UNOFFICIAL COPY**

June 23, 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 E. Roberton, 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 June 23, 2014

County

Mail Recorded Deed and Future Tax Bills to: Sheila Watkins 1040 Hirsch Blvd #303 Calumet City, IL 60409

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

"OFFICIAL SEAL" ANNE E ROBERSON NOTARY PUBLIC, STATE CE ILLINOIS My Commission Expires Jul. 17 2017

REAL ESTATE TRANSFER TAX		30-Jun-2014	
All 100	1020	COUNTY:	8.75
		ILLINOIS:	17.50
		TOTAL:	26.25
30-17-31	4-035-1011	20140601608420	0-012-795-648

1419022010 Page: 3 of 3

## **UNOFFICIAL COPY**

#### EXHIBIT A

#### LEGAL DESCRIPTION

Legal Description: UNIT NUMBER SW-303-1040, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE WEST 15 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CHICAGO AND MICHIGAN CITY ROAD AND BURNHAM AVENUE; THENCE SOUTH IN THE CENTER LINE OF SAID BURNHAM AVENUE, 360 FEET TO A POINT; THENCE EAST 296.76 FEET TO A POINT; THENCE NORTH 227.2 FEET TO A POINT IN THE CENTER LINE OF SAID CHICAGO AND MICHIGAN CITY ROAD; THENCE NORTHWESTERLY IN THE JENTER LINE OF SAID CHICAGO AND MICHIGAN CITY ROAD 325.25 FEET TO THE PLACE OF BEGINNING IN CALUMET CIT, COOK COUNTY, ILLINOIS; ALSO, LOT 1 IN BLOCK 1 IN FOREST RIDGE ADDITION TO CALUMET CITY, A SUBDIVISION OF THE WEST 3/8 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE CENTER LINE OF CHICAGO AND MICHIGAN CITY ROAD, IN SECTION 17, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, A SURVEY OF SAID PARCEL IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY STANDARD BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 3738, 3739 3740, 3741, 3742, 3743 AND BY STANDARD BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT TRUST NUMBER 3813, AND RECORDED AS DOCUMENT 22238803 AND FILED AS DOCUMENT LR 2678114; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY COUNTY, ILLINOIS.

#### **ALSO**

TOGETHER WITH AN EASEMENT FOR PARKING PURPOSES AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY AND AS CREATED BY DEED FROM STANDARD BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST NUMBER 3738, 3739, 3740, 3741, 3742, 3743 (ND 3813 TO THOMAS A. KALIES DATED APRIL 3, 1973 AND RECORDED AUGUST 13, 1973 AS DOCUMENT NUMBER 22435727 AND FILED AS DOCUMENT NUMBER LR AP. - COTTICO 2710128, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 30-17-314-035-1011 Vol.0224

Property Address: 1040 Hirsch Boulevard, Calumet City, Illinois 60409