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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 # 251852

This Deed is from **Fannie Mae** (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, conveys, 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"):


~~1040 Hirsch Blvd #303, Calumet City, IL 60409~~ *Please see attached 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 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 TAX
45295 *6-25-14*

Calumet City • City of Homes \$ 12.00

REAL ESTATE TRANSFER TAX
45294 *6-25-14*

Calumet City • City of Homes \$ 12.00

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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 CENTER LINE OF SAID CHICAGO AND MICHIGAN CITY ROAD 325.25 FEET TO THE PLACE OF BEGINNING IN CALUMET CITY, 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 AND 3813 TO THOMAS A. KALIES DATED APRIL 3, 1973 AND RECORDED AUGUST 13, 1973 AS DOCUMENT NUMBER 22435727 AND FILED AS DOCUMENT NUMBER LR 2710128, IN COOK COUNTY, ILLINOIS.

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

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