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Doc#: 1422304078 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/11/2014 03:39 PM Pg: 1 of 3

130366813551

MAIL TO:

Pedro Ramirez
11301 S. Green Bay
Chicago, IL 60617

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

1/2

THIS INDENTURE made this 3 day of July, 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 **Pedro Ramirez, Jr. (3015 W 55th 1st Fl, Chicago, IL 60632)**, 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.

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

PERMANENT REAL ESTATE INDEX NUMBER(S): **26-18-421-001-0000**

PROPERTY ADDRESS(ES): **11301 South Green Bay Avenue, Chicago, IL, 60617**

REAL ESTATE TRANSFER TAX 25-Jul-2014



COUNTY: 72.50
ILLINOIS: 145.00
TOTAL: 217.50

26-18-421-001-0000 | 20140301606211 | 0-536-211-584

REAL ESTATE TRANSFER TAX 25-Jul-2014



CHICAGO: 1,087.50
CTA: 435.00
TOTAL: 1,522.50

26-18-421-001-0000 | 20140301606211 | 1-664-872-576

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

Katherine G. File

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

STATE OF IL)
COUNTY OF Cook) SS

Brooke A. Cowan

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.

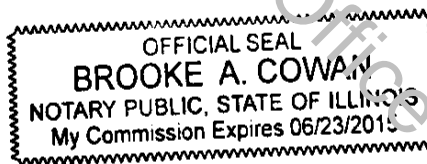
Signed or attested before me on 3 day of July, 2014
Brooke A. Cowan

NOTARY PUBLIC

6/23/15

My commission expires

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:

Patricia Lamire
11301 S. Greenbay
Chicago, IL 60647

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EXHIBIT A

LOT 48 IN BLOCK 37 IN RUSSEL'S SUBDIVISION OF THAT PART LYING EAST OF THE CALUMET RIVER OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The address of the property is 11301 South Green Bay Avenue Chicago, Illinois 60617

The Permanent Real Estate Number of the property is 26-18-421-001-0000

This document was prepared by Pierce & Associates PC, 13th Floor One North Dearborn Street Chicago, Illinois 60602

Property of Cook County Clerk's Office