

# UNOFFICIAL COPY



Doc#: 1423733075 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/25/2014 02:53 PM Pg: 1 of 3

SPECIAL WARRANTY DEED  
REO CASE No: C13102D

Property of Cook County Clerk's Office

This Deed is from **Fannie Mae** *s/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"), **Miguel Leon**, ("Grantee").

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"):

**2050 North Narragansett Avenue, Chicago, IL 60639**  
**PIN#13-31-213-012-0000**


**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).**

S Y  
P 3  
S N  
SC V  
INT 1

REAL ESTATE TRANSFER TAX		01-Aug-2014
	CHICAGO:	900.00
	CTA:	0.00
	TOTAL:	900.00

13-31-213-012-0000 | 20140701617010 | 0-147-703-936

REAL ESTATE TRANSFER TAX		01-Aug-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-31-213-012-0000 | 20140701617010 | 0-942-000-256

**BOX 15**

FIDELITY NATIONAL TITLE *RS5000-66*



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## LEGAL DESCRIPTION

LOT 3 IN BLOCK 4 IN GRAND AVENUE HEIGHTS SUBDIVISION IN THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY \_\_\_\_\_**