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1423733ø750

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

This Deed is from Fannie Mae 2/k/a Federal National Mortgage Association a Corporation organized and existing under the lay s 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 "Francises"):

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 otherwis.

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).

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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
- James		ILLINOIS:	0.00
		TOTAL:	0.00
13 31-21	3-012-0000	1 20140701617010 1	0-942-000-256

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July 29, 2014

Fannie Mae a/k/a Federal National Mortgage Association	
_ <	
By Jim DeMars, Fisher and Shapiro, LLC	
Its Attorney in Fact	

ST'. IT OF Illinois)
<i></i>) SS
COUNTY OF Cook)

I, Anne Robers in 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 July 29, 2014

Notary Public E Roller & Public

Mail Recorded Deed and Future Tax Bills to: Miguel Leon 2050 North Narragansett Avenue Chicago, IL 60639

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 OF ILLINOIS
My Commission Expires Jul. 17, 2017

SOME OFFICE

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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.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY