

# UNOFFICIAL COPY



14268010680

Doc#: 1426801068 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/25/2014 01:01 PM Pg: 1 of 5

SPECIAL WARRANTY DEED  
REO CASE No: C140058

This Deed is from **Fannie Mae a/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"), **Brian Thrailkill**, ("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"):

**16626 Prince Drive, South Holland, IL 60473**  
**PIN#29-23-411-021-0000**

**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).

REAL ESTATE TRANSFER TAX 02-Sep-2014



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

29-23-411-021-0000 | 20140801625306 | 0-997-295-232

FIDELITY NATIONAL TITLE

*ASS 00380*

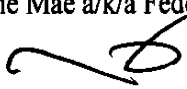
BOX 15

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August 27, 2014

Fannie Mae a/k/a Federal National Mortgage Association



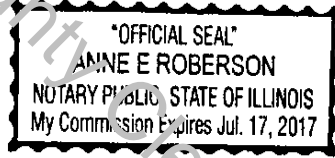
By **Jim DeMars**, Shapiro Kreisman & Associates, LLC  
Its Attorney in Fact

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

I, **Anne Roberson**, 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 August 27, 2014

  
\_\_\_\_\_  
Notary Public

Mail Recorded Deed and  
Future Tax Bills to:  
Brian Thrailkill  
16626 Prince Drive  
South Holland, IL 60473



This document was prepared by:  
Shapiro Kreisman & Associates, LLC  
200 N. LaSalle Street, Suite 2840  
Chicago, IL 60601

Property Clerk's Office

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## LEGAL DESCRIPTION

**LOT 4 IN WINDMILL ESTATES, BEING A SUBDIVISION IN THAT PART OF LOT 1 IN DALENBERG SUBDIVISION IN THE NORTH PART OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE 271.52 FEET WEST OF AND PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 23, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**



9031 W. 151ST STREET #110, ORLAND PARK, ILLINOIS 60462

PHONE: (708) 873-5200

FAX: (708) 873-5206

**STATEMENT BY GRANTOR AND GRANTEE**

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 8/29 2014

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Agent  
this 29 day of August  
2014



[Signature]  
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 8/29 2014

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said Agent  
this 29 day of August  
2014



[Signature]  
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Fannie Mae**  
Mailing Address: **1 S Wacker Dr, 24th Fl, Chicago Il 60606**  
Telephone No.: **312-236-7254**  
Attorney or Agent: **Steve Meeker**  
Telephone No.: **708-418-5908**  
Fax No. **708-418-1265**  
Property Address: **16626 Prince Dr  
South Holland, IL 60473**  
Property Index Number (PIN): **29-23-411-021-0000**  
Water Account Number: **0370200001**  
Date of Issuance: **8/29/14**

State of Illinois )  
County of Cook )  
This instrument was acknowledged before  
me on August 29, 2014 by  
Michelle R. Moody  
Michelle R. Moody  
(Signature of Notary Public)  
(SEAL)

VILLAGE OF SOUTH HOLLAND

By: Michael Vesone 8/29/2014  
Deputy Village Clerk or Representative



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.