

UNOFFICIAL COPY

First American Title

Order # **2491456**

*mail to Shawn Bolger
10009 GRAND
205
Sunshine Park Ill 60131*



Doc#: 1428019000 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/07/2014 08:33 AM Pg: 1 of 3

3800-2460
REO #C1312XK

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, P.O. Box 650043, Dallas, TX 75265-0043, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to Marina Morales, individually, address: 1113 Bristol Ave, Westchester, IL 60154, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

LOT 20 AND THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS IN ROBERT BARTLETT'S ROOSEVELT ROAD SUBDIVISION, A RESUBDIVISION OF CERTAIN LOTS AND PARTS OF LOTS IN WILLIAM ZELOSKY'S TERMINAL ADDITION TO WESTCHESTER, IN THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



COMMONLY KNOWN AS: 1113 Bristol Ave, Westchester, IL 60154
PROPERTY INDEX NO. 15-16-419-042-0000

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for 2014 and subsequent years;
- (b) building setback lines, rights, easements, limitations, covenants, conditions and/or restrictions of record;
- (c) rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any;

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

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

15-16-419-042-0000 | 20140901633383 | 0-839-316-608

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1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and,
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this 25th day of September, 2014.

TAX BILLS TO
MARINA MUZALES
1113 BRISTOL AVE
WESTCHESTER IL
60154

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG, LTD. Attorney in Fact

By: _____
Holder of Limited POA

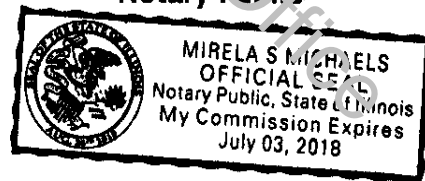
STATE OF ILLINOIS
COUNTY OF COOK

I, Mirela S. Josef, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Daniel H. Olswang, personally known to me to be the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 25th day of September, 2014.

Mirela S. Michaels
Notary Public

Prepared by:
Hauselman, Rappin & Olswang, Ltd.
39 S. LaSalle Street, Suite 1105
Chicago, IL 60603
(312) 372-2020



SELLER IS EXEMPT FROM PAYMENT OF STATE TAXES AND TAX STAMP ON DEEDS PURSUANT TO 12 U.S.C. 1723a(c)(2).

EXEMPT UNDER PROVISIONS OF PARAGRAPH B OF SECTION 31-45 PROPERTY TAX CODE

9/25/14 _____
Date Signature

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois
KF 9-29-14

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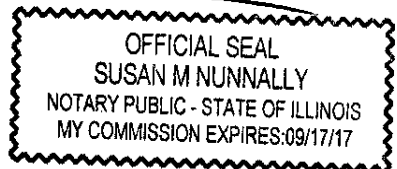
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a. natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 9-25, 2014

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 1st day of Oct, 2014.
Notary Public Susan M Nunnally

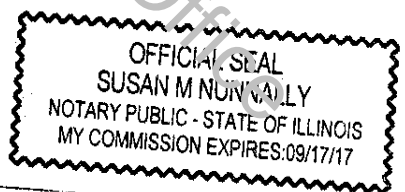


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 9-25, 2014

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 1st day of Oct, 2014.
Notary Public Susan M Nunnally



Note: Any person who knowingly submits a false statement concerning the identity of 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.)