

# UNOFFICIAL COPY



Doc#: 1430219064 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/29/2014 10:39 AM Pg: 1 of 3

MAIL TO: Richard Torres  
2114 N. 77th Ave  
Elmwood Park, IL  
60707

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 5 day of September, 2014., between **Fannie Mae aka 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 **Richard Torres and Migdalia Torres (2439 N Springfield, Chicago, IL 60647)**, 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.

PERMANENT REAL ESTATE INDEX NUMBER(S): 12-36-109-030-0000

PROPERTY ADDRESS(ES): 2114 North 77th Avenue, Elmwood Park, IL, 60707

REAL ESTATE TRANSFER TAX 29-Oct-2014



COUNTY: 88.50  
ILLINOIS: 177.00  
TOTAL: 265.50

12-36-109-030-0000 | 20140901626907 | 1-340-931-200

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

130366811268

1/2

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

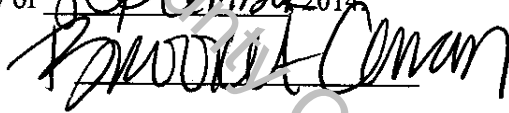


By: Pierce & Associates, P.C.  
As Attorney in Fact  
Eddy Copot

STATE OF ILL )  
COUNTY OF COOK ) SS

I, Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Eddy Copot, 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 5 day of September 2014

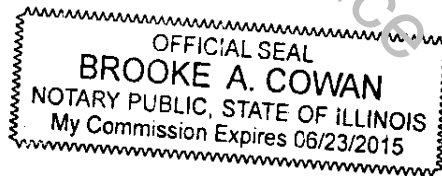


NOTARY PUBLIC

My commission expires

06/23/15

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:

RICHARD TORRES  
2414 N. 77TH AVE  
ELMWOOD PK, IL  
60707



Village of Elmwood Park  
Real Estate Transfer Stamp

EXEMPT

10-24-14  
SAH

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ATTORNEYS' TITLE GUARANTY FUND, INC.

## LEGAL DESCRIPTION

**Permanent Index Number:**

Property ID: 12-36-109-030-0000

**Property Address:**

2114 North 77th Avenue  
Elmwood Park, IL 60707

**Legal Description:**

The South 1/2 (measured on the West line) of Lot 25 (except the West 113 feet thereof) in First Addition to Green Oak, being a Subdivision of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office