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14-03049

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**SPECIAL WARRANTY DEED**

JOINT TENANCY

Statutory (Illinois)

(Corporation to Individual)

**JOINT TENANCY**

MAIL TO:

Attorney at Law  
~~Norbert M. Llaczek~~  
4535 S. Kedzie  
Chicago, IL 60632

AC  
N.A

Doc#: 1432449004 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/20/2014 08:59 AM Pg: 1 of 3

**NAME & ADDRESS OF TAXPAYER:**

Ariel Cruz and Naomi Avina  
12420 S. Orchard Ave.  
Alsip, IL 60803

THE GRANTOR: Fannie Mae A/K/A Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the United States of America having its principal office at the following address PO Box 650043, Dallas, TX 75265-0043 and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to Ariel Cruz and Naomi Avina of 8800 S. Harlem Avenue, Bridgeview, IL 60455, party of the second part, not in Tenancy in Common, but as Joint Tenants, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

LOT 26 IN BLOCK 7 IN ALSIP GARDENS SECOND ADDITION, SUBDIVISION IN NORTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:


The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants, and restrictions of record.

**TO HAVE AND TO HOLD AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.**  
Permanent Real Estate Index Number(s): 24-27-306-026-0000

Property Address: 12420 S. Orchard Ave., Alsip, IL 60803

VILLAGE TAX

**VILLAGE OF ALSIP**



NOV. 17. 14

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000001154

<b>REAL ESTATE TRANSFER TAX</b>
0051765
FP326706

# UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its Authorized Member, this X 14 day of X November, 20 14.

IMPRESS  
CORPORATE SEAL  
HERE

Name of Corporation: Fannie Mae A/K/A Federal National Mortgage Association by: Freedman Anselmo Lindberg LLC as its Attorney-In-Fact

By X Thomas J. Anselmo (SEAL)  
Authorized Member - Thomas J. Anselmo

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF Illinois )  
County of Dupage )SS )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Thomas J. Anselmo personally known to me to be the Authorized Member of Freedman Anselmo Lindberg LLC as Attorney-In-Fact for Fannie Mae A/K/A Federal National Mortgage Association, 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 severally acknowledged that as such Authorized Member, they signed and delivered the said instrument and caused the corporate seal of said corporation, as their 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 notarial seal, this X 14 day of NOV, 2014

X [Signature]  
Notary Public

My commission expires on X MAY 06, 20 17



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH B  
SECTION 31-45, REAL ESTATE TRANSFER ACT  
DATE: 11-14-14

NAME AND ADDRESS OF PREPARER:

Freedman Anselmo Lindberg LLC  
1771 W. Diehl Road, Suite 250  
Naperville, IL 60563

[Signature]  
Buyer, Seller or Representative

Property Address: 12420 S. Orchard Ave., Alsip, IL 60803

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE652

PREMIER TITLE  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-571-2111

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a 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 14 Nov, 20 14

Signature *Thomas J. ...* Grantor or Agent

Subscribed and sworn to before me this 14 day of Nov, 20 14

*[Signature]*  
Notary Public



The Grantee 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 a 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 11-17, 20 14

Signature *Naomi Liu* Grantor or Agent

Subscribed and sworn to before me this 17 day of Nov, 20 14

*[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 Act.)