

# UNOFFICIAL COPY

FIDELITY NATIONAL TITLE

51013812

102

SPECIAL WARRANTY DEED  
REO CASE No: C130V9B



Doc#: 1501249045 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/12/2015 10:43 AM Pg: 1 of 4

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"), **Patricia Rios, a single person, not in a civil union,** ("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"):

4847 West 23rd Street, Cicero, IL 60804  
PIN#16-28-210-001-0000


**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).**

I O W N E R S	Town of Cicero	Address: 4847 W 23RD ST	<b>Real Estate Transfer Tax</b>
		Date: 1/12/2015 Stamp #: 2014-518 By: mpatt	\$921.00 Payment Type: Cash Compliance #: 2014-H1MGBQQ1

4000



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## LEGAL DESCRIPTION

LOT 29 (EXCEPT THE EAST 5 FEET THEREOF) IN BLOCK 5 IN SHONTS AND DRAKE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1890 AS DOCUMENT 1276158, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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FIDELITY NATIONAL TITLE

6767 N. MILWAUKEE AVE, SUITE 208, NILES, ILLINOIS 60714

PHONE: (847) 588-0300

FAX: (847) 588-1744

## 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 12/31, 2014 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the

said agent

this 12/31/14 day of

[Signature]  
Notary Public



The grantor 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.

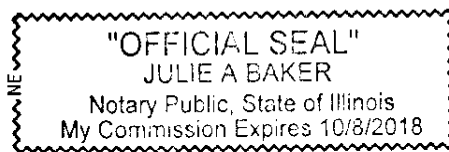
Dated 12/31, 2014 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the

said agent

this 12/31/14 day of

[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.]