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Doc#: 1502801057 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/28/2015 11:01 AM Pg: 1 of 4

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
CORPORATION

First American Title  
Order # 2540371

Preparer File: REO IL 143451  
FATIC No.:

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043, Dallas, Texas 75265-0043, a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Brandon Salemi, of 2564 North Leyden, River Grove, IL 60171, of the County of Cook, the following described Real Estate situated in the County of in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

Permanent Real Estate Index Number(s): 12-27-415-017-0000

Address(es) of Real Estate: 2564 North Leyden  
River Grove, IL 60171

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association, and attested by its this:

15<sup>th</sup> day of January, 2015

Fannie Mae A/K/A Federal National Mortgage Association

By: [Signature]  
Kenneth J. Johnson, Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association

VILLAGE OF RIVER GROVE  
Property  
Inspection  
No 003370  
1/28/15  
Approved

S Y  
P 4GG  
S N  
SC Y  
INT

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STATE OF ILLINOIS, COUNTY OF COOK SS

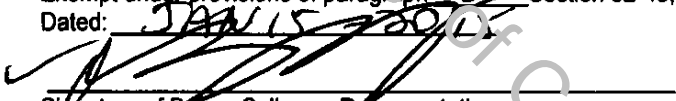
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kenneth J. Johnson, personally known to me to be the Attorney In Fact of the Fannie Mae A/K/A Federal National Mortgage Association and , personally known to me to be the Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such that Kenneth J. Johnson and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors 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 official seal this 15<sup>th</sup> day of January, 20 15.

  
Notary Public

Exempt under provisions of paragraph B Section 32-45, real estate transfer tax law.  
Dated: JAN 15 2015



  
Signature of Buyer, Seller, or Representative

Prepared by:  
Johnson, Blumberg, & Associates, LLC  
230 W. Monroe Street, Suite 1125  
Chicago, Illinois 60606

Mail to:  
Brandon Salemi  
2564 North Leyden  
River Grove, Il. 60171

Name and Address of Taxpayer:  
Brandon Salemi  
2564 North Leyden Ave  
River Grove Il 60171

REAL ESTATE TRANSFER TAX		21-Jan-2015
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

12-27-415-017-0000 | 20150101658521 | 1-548-072-576

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: LOT 27 IN GEORGE E. O'GRADY'S RIVERSIDE HEIGHTS, BEING A RESUBDIVISION OF THAT PART OF RHODE'S SUBDIVISION OF PART OF SECTIONS 26 AND 27, WEST OF CENTER LINE OF RIVER ROAD IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 1927 AS DOCUMENT 9518635, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 12-27-415-017-0000 Vol. 0068

Property Address: 2564 N Leyden, River Grove, Illinois 60171

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_**

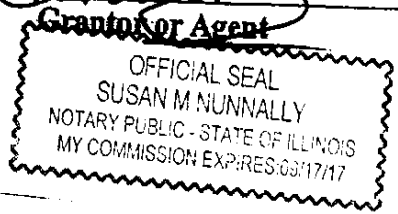
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## STATEMENT BY GRANTOR AND GRANTEE

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 JAN 15, 2015

Signature: [Handwritten Signature]

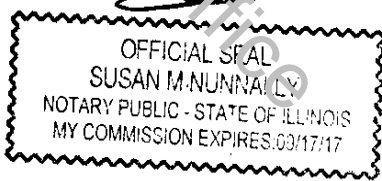


Subscribed and sworn to before me  
By the said Agent  
This 15th day of JAN, 2015  
Notary Public Susan M. Nunnally

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 of 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 JAN 15, 2015

Signature: [Handwritten Signature]  
Grantee or Agent



Subscribed and sworn to before me  
By the said Agent  
This 15th day of JAN, 2015  
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.)