

# UNOFFICIAL COPY



1/2  
SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
CORPORATION

Doc#: 1503433002 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/03/2015 09:07 AM Pg: 1 of 4

1st AMERICAN TITLE order # 2567225

Preparer File: REO IL 14 3620  
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 Ruben Luna Rosas and David Casique and Glafira Montero Miranda, of 3138 Courtney Ln, South Chicago Heights, IL 60411 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): 32-32-229-024-0000

Address(es) of Real Estate: 3138 Courtney Lane  
South Chicago Heights, IL 60411

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:

27<sup>th</sup> day of January, 20 15

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

REAL ESTATE TRANSFER TAX		29-Jan-2015
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

32-32-229-024-0000 | 20150101659911 | 1-225-913-984

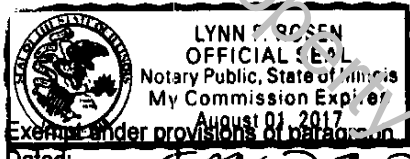
S N  
P 466  
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INT X

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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 27<sup>th</sup> day of January, 20 11.



Lynn P. Rosen  
Notary Public

Section 32-45, real estate transfer tax law.

Dated: FEB 27 2011  
Signature of Buyer, Seller, or Representative

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

Mail to:  
Ruben Luna Rosas and David Casique and Glafira Montero Miranda  
3138 Courtney Ln  
South Chicago Heights, Il. 60411

Name and Address of Taxpayer:  
Ruben Luna Rosas and David Casique and Glafira Montero Miranda  
3138 Courtney Lane  
South Chicago Heights Il 60411

Cook County Clerk's Office

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## Exhibit "A" - Legal Description

LOT 6 IN COURTNEY SUBDIVISION, BEING A SUBDIVISION OF LOT 2 AND THE WEST 4 FEET OF LOT 4 IN BLOCK 3 AND OUTLOT 'A' (EXCEPT THAT PART OF OUTLOT 'A' LYING EAST OF A LINE 320 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID OUTLOT 'A') AND ALSO (EXCEPT THAT PART OF OUTLOT 'A' LYING SOUTH OF A LINE PARALLEL WITH AND 260 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF SAUK TRAIL ROAD) OF SAUK TRAIL DEVELOPMENT SUBDIVISION, A SUBDIVISION OF LOT 3 OF CIRCUIT COURT PARTITION OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33 (EXCEPT THE CHICAGO AND EASTERN ILLINOIS RAILROAD COMPANY RIGHT OF WAY), TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



**First American**  
**Title Insurance Company**

Special Warranty Deed - Corporation

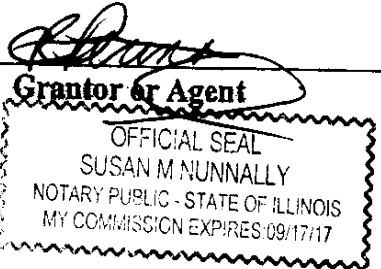
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## STATEMENT BY GRANTOR AND GRANTEE

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 27, 2015

Signature: \_\_\_\_\_

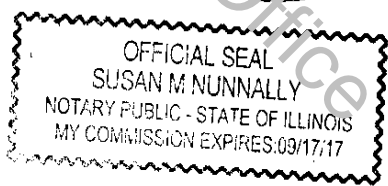


Subscribed and sworn to before me  
By the said Agent  
This 27th day of JAN, 2015.  
Notary Public Susan M. Nunnally

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 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 JAN 27, 2015

Signature: \_\_\_\_\_



Subscribed and sworn to before me  
By the said Agent  
This 27th 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.)