## **UNOFFICIAL COPY**



Doc#: 1504129040 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 02/10/2015 12:01 PM Pg: 1 of 2

MAIL TAX
STATEMENT TO:

SPECIAL WARRANTY DEED- Statutory REO Case No: C140MDF

The Grantor, Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043, Dallas, TX 75265-0043 organized and existing under the laws of the United States of America, for and in consideration of Forty Thousand and 00/100 Dollars (\$40,000.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to Marie Sheehan, 5310 N. Chester Ave., #406, Chicago, © 60656, the following described premises:

Unit D504, together with its undivided percentage interest in the common elements in Terrace Condominium as delineated and defined in the Declaration recorded as Document No. 26146887 in the South 1/2 of the Southwest 1/4 of Section 13, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 15-13-300-026-1084 Note: For informational purposes only, the land is commonly known as: 1029 Des Plaines Ave., Unit 504, Forest Park, IL 60130

The warranties given herein are limited to the acts of the Grantor. Subject to easements, reservations and restrictions, if any, of record. Subject to all general unpaid real estate taxes.

Grantee accepts conveyance of the premises in "as is" condition and acknowledges that Grantor has made no representation, warranties or guarantees as to the condition of said premises.

1504129040 Page: 2 of 2

## UNOFFICIAL CO

Fannie Mae A/K/A/Federal National Mortgage Association By: Heavner, Beyers & Mihlar, LLC as Attorney-in-Fact

Its: Managing Member

STATE OF ILLINOIS

COUNTY OF Macon

PROPERTY COMPLIANCE

SS.

DOCUMENTARY STAMP exempt under provisions of Para Property Tax Code

I, Jeanette R Cunningham, a Notary Public in and for said County, DO HEREBY CERTIFY that Kuchand of Nearner as Managing Member of Heavner, Beyers & Mihlar, LIC, as Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Managing Member, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said Corporation, being thereunto authorized, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22, day of A.D., 2014.

"OFFICIAL SEAL" JEANETTE & GUMMINGHAM NOTARY PUBLIC, STAYE OF HE MOS

My compassion completed businesses

Notary Publ**i**ç

THIS INSTRUMENT WAS PREPARED BY: Richard L. Heavner of Heavner, Beyers & Mihlar, LLC, P.O. Box 740, 111 East Main Street, Decatur, H. 62525 Telephone: (217) 422-1719 RETURN TO: Central Illinois Title Company, 145 S Water St. PO BOX 745, Decatur, IL 62523