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Doc#: 1504129041 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

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

MAIL TAX
STATEMENT TO:

SPECIAL WARRANTY DEED- Statutory
REO Case No: C1409C1

The Grantor, Fannie Mae A/K/A Feder? 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 Seventy-seven Thousand Five Hundred and 00/100 Dollars (\$77,500.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to Timothy Wang, 2849 W. Logan Blvd., Apt. 1, Chicago, IL 60647, the following described premises:

Unit 8-204 together with its undivided percentage interest common elements in Willow Heights Condominium as delineated and defined in the Declaration recorded as Document Number 25685770, as amended from time to time, in the Northeast 1/4 of Section 24, Township 42 North, Range 11, East of the Third Principal meridian in Cook County, Illinois.

NOTE: For informational purposes only, this land is commonly known as: 830 E. Old Willow Rd., Unit 204, Prospect Heights, IL 60070

Permanent Index Number: 03-24-202-055-1248

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.

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Dated: Floniary 3 2016)
Fannie Mae A/K/A Federal National Mortgage Association
By: Heavner, Beyers & Mihlar LLQ as Attorney-in-Fact
By: Managing Member
STATE OF ILLINOIS)
COUNTY OF Marol) SS.
I, July July a Notary Public in and for said County, DO HEREBY CERTIFY that <u>Righty A County</u> as Managing Member of Heavner, Beyers & Mintar, LLC, 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 in 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 thereuntc authorized, for the uses and purposes therein set forth.
GIVEN under my hand and notarial seal this 2rd day of 4 bruary, A.D.,
2015. "OFFICIAL SEAL" JENNIFER L. DIXON NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 08-25-2016 MY COMMISSION EXPIRES 08-25-2016 HE COMMISSION EXPIRES 08-25-2016
DOCUMENTARY STAMP
"exempt under provisions of Paragraph b", Section 31-45, Property Tax Code (35 ILCS 200/31/45)." 2 3 6
Date Buyer, Seller or Representative

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Richard L. Heavner of Heavner, Beyers & Mihlar, LLC, Attorneys 145 South Water Street, Decatur, IL 62523 Phone: (217) 422-1719