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15044450580

Doc#: 1504445058 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/13/2015 01:03 PM Pg: 1 of 3

140366815482

MAIL TO:
Vicente Ramirez
7835 S. Kolmar Ave.
Chicago, IL 60652
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

1/2

THIS INDENTURE, made this 21 day of January, 2015., between **Fannie Mae a/k/a Federal National Mortgage Association (P.O. Box 650043, Dallas, TX 75265-0043)**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Vicente Ramirez* (5115 S Lockwood Ave, Chicago, IL 60638)**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

*A married man

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 19-27-320-075-0000

PROPERTY ADDRESS(ES): 7835 South Kolmar Avenue, Chicago, IL, 60652

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Suite 1100
Chicago, IL 60606-1000
Attn: Search Department

REAL ESTATE TRANSFER TAX		12-Feb-2015	
	COUNTY:		41.50
	ILLINOIS:		83.00
	TOTAL:		124.50
19-27-320-075-0000 20141201651380 1-578-856-064			

REAL ESTATE TRANSFER TAX		12-Feb-2015	
	CHICAGO:		622.50
	CTA:		249.00
	TOTAL:		871.50
19-27-320-075-0000 20141201651380 0-594-419-328			

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EXHIBIT A

LOT 75 (EXCEPT THE NORTH 30.0 FEET THEREOF) AND THE NORTH 31.50 FEET OF LOT 76 IN 79TH AND KOLMAR SUBDIVISION, BEING A SUBDIVISION OF THE WEST 20 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office