

# UNOFFICIAL COPY



Doc#: 1506408278 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/05/2015 03:35 PM Pg: 1 of 3

SPECIAL WARRANTY DEED  
REO CASE No: C14093Z

RSS 000957  
FIDELITY NATIONAL TITLE

Property of Cook County Clerk's Office 3

This Deed is from **Fannie Mae a/k/a Federal National Mortgage Association** a Corporation organized and existing under the laws of the United States, P.O. Box 650043, Dallas, TX 75265-0043, ("Grantor"), **DL3 Sons Properties Inc**, ("Grantee").

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows (the "Premises"):

**16419 S Harold St, Oak Forest, IL 60452**

**PIN#28-22-308-051-0000**

**Subject to:** Taxes for year 2013 and subsequent years

**See Legal Description attached hereto and made a part hereof**

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, **Grantor is exempt from any and all transfer taxes.**

**See, 12 U.S.C. 1723a (c) (2).**

REAL ESTATE TRANSFER TAX 02-Mar-2015

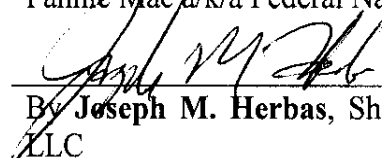
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

28-22-308-051-0000 | 20150201665970 | 0-861-249-920

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February 26, 2015

Fannie Mae a/k/a Federal National Mortgage Association



By **Joseph M. Herbas**, Shapiro Kreisman & Associates, LLC

Its Attorney in Fact

**Joseph M. Herbas**

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

I, **Anne E. Roberson**, a Notary Public in and for the County in the State aforesaid, do hereby certify that **Joseph M. Herbas**, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this February 26, 2015

  
\_\_\_\_\_  
Notary Public

Mail Recorded Deed and  
Future Tax Bills to:  
DL3 Sons Properties Inc  
16419 S Harold St POB 67302  
Oak Forest, IL 60452  
Midlothian IL 60445  
This document was prepared by:  
Shapiro Kreisman & Associates, LLC  
200 N. LaSalle Street, Suite 2840  
Chicago, IL 60601



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## LEGAL DESCRIPTION

LOT 45 IN FIELD CREST SECOND ADDITION, A RESUBDIVISION OF LOTS 1 TO 44, INCLUSIVE IN BLOCK 10, LOTS 1, 28, 29 AND 30 IN BLOCK 12, LOTS 1, 29 AND 30 IN BLOCK 13 AND LOTS 1, 32, 33 AND 34 IN BLOCK 14 IN WILLOWICK ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 NORTH OF INDIAN BOUNDARY LINE OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID FIELD CREST SECOND ADDITION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON OCTOBER 5, 1961, AS DOCUMENT NUMBER 2001563.

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