



Doc#: 1507233041 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/13/2015 02:33 PM Pg: 1 of 3

REAL ESTATE TRANSFER TAX 10-Mar-2015



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

24-25-203-072-0000 | 20150301668189 | 1-504-612-736

3800-3077
REO #C140C3M

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that 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, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to John Ellis Sr, address: 11913 Greenwood Ave, Blue Island, IL 60406, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit: * A Married Man

LOT 42 (EXCEPT THE SOUTH 8 1/3 FEET THEREOF), ALL OF LOT 43 AND LOT 44 (EXCEPT THE NORTH 8 1/3 FEET THEREOF) IN BLOCK 2 IN JERNEBERG'S ADDITION TO BLUE ISLAND, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 11913 Greenwood Ave, Blue Island, IL 60406
Property Index No. 24-25-203-072-0000

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for the year of 2014, and subsequent years;
- (b) building setback lines, rights, easements, limitations, covenants, conditions and/or restrictions of record;

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and,

FIRST AMERICAN TITLE order # 2545991

Handwritten notations: Y, P 3/66, N, and other illegible marks.

UNOFFICIAL COPY

2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this 8th day of March, 2015.

FANNIE MAE, A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG, LTD. Attorney in Fact

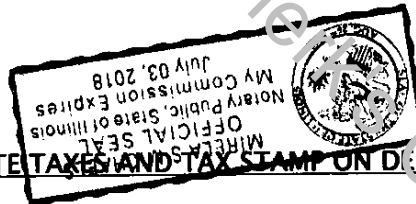
By: _____
Holder of Limited POA

STATE OF ILLINOIS
COUNTY OF COOK

I, Mirela S Michaels, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Daniel H. Olswang, personally known to me to be the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his 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 8th day of March, 2015
Mirela S Michaels
Notary Public

Prepared by:
Hauselman, Rappin & Olswang, Ltd.
29 E. Madison St., Suite 950
Chicago, IL 60602
(312) 372-2020



SELLER IS EXEMPT FROM PAYMENT OF STATE TAXES AND TAX STAMP ON DEED PURSUANT TO 12 U.S.C. 1713a(c)(2).

EXEMPT UNDER PROVISIONS OF PARAGRAPH B OF SECTION 31-45 PROPERTY TAX CODE

Date _____ Signature _____

AFTER READING, MAIL TO:

KEITH DAVIS
1525 E. 53RD ST.
STE. 629
CHICAGO, IL 60615

MAIL TAX BILLS TO:

JOHN L. ELLIS, SR.
11913 GREENWOOD AVE.
BLUE ISLAND, IL 60406

UNOFFICIAL COPY



First American

First American Title Insurance Company
30 North LaSalle Street,
Suite 2220
Chicago, IL 60602
Phone: (312)750-6780
Fax: (866)563-2766

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 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.

Dated: March 06, 2015

Signature: _____

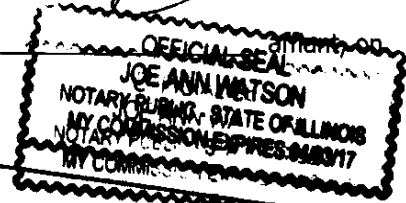
[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____
March 06, 2015.

[Handwritten Signature]
agent

Notary Public _____

[Handwritten Signature]



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 and hold title to real estate under the laws of the State of Illinois.

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Signature: _____

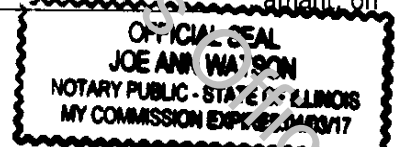
[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____
March 06, 2015.

[Handwritten Signature]
agent

Notary Public _____

[Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)