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3-16
GIT



Doc#: 1507657195 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/17/2015 12:13 PM Pg: 1 of 3

40015179 1081
MAIL TO:
Maria Gaucin
1944 So-61st Ave
Cicero, IL 60804
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 27 day of February, 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 **Maria Gaucin (4839 W 24th Pl, Cicero, IL 60804)**, 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:

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): **16-20-326-030-0000**


PROPERTY ADDRESS(ES): **1944 South 61st Avenue, Cicero, IL, 60804**

I O W N E R S	Town of Cicero	Address: 1944 S 61ST AVE	Real Estate Transfer Tax
		Date: 03/16/2015 Stamp #: 2015 770 By: mgarriss	\$1,090.00 Payment Type: check Compliance #: 2015-78PMB3JQD

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Fannie Mae a/k/a Federal National Mortgage Association

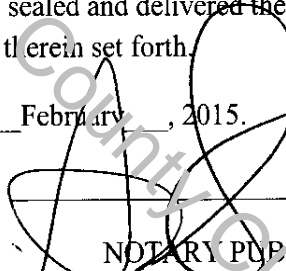


By: Pierce & Associates, P.C.
As Attorney in Fact
Eddy Copot

STATE OF IL)
) SS
COUNTY OF COOK)

I, Amanda K. Griffin the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Eddy Copot, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

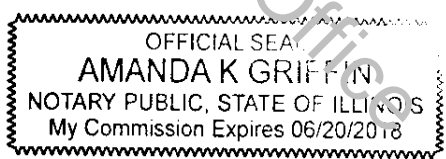
Signed or attested before me on 27 day of February, 2015.



NOTARY PUBLIC



My commission expires 6/20/2018

This Instrument was prepared by
Amanda Griffin/PIERCE & ASSOCIATES, P.C.,
1 North Dearborn, Suite 1300, Chicago, IL 60602



PLEASE SEND SUBSEQUENT TAX BILLS TO:

Maria Grucin
1944 So. 61st Ave.
Cicero, IL 60804

REAL ESTATE TRANSFER TAX		13-Mar-2015
	COUNTY:	54.50
	ILLINOIS:	109.00
	TOTAL:	163.50
16-20-326-030-0000 20150201666333 0-519-430-528		

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EXHIBIT A

THE NORTH 33 FEET OF THE SOUTH 67 FEET OF LOT 4 IN BLOCK 11
IN MANDELL AND HYMAN'S SUBDIVISION OF THE EAST 1/2 OF THE
SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Property of Cook County Clerk's Office