

# UNOFFICIAL COPY



Doc#: 1507626062 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/17/2015 11:25 AM Pg: 1 of 4

SPECIAL WARRANTY DEED  
REO CASE No: C131CHW

This Deed is from **Fannie Mae**, 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"), **Alvina A. Kwon**, a single person, not in a civil union, ("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"):

**1104 Castilian Ct 104, Glenview, IL 60025**  
**PIN#04-32-200-020-1004**

**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).**

FIRST AMERICAN TITLE  
ORDER # 2522604

S Y  
P Y  
S N  
SC Y  
INT D  
GG

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March 09, 2015

Fannie Mae a/k/a Federal National Mortgage Association



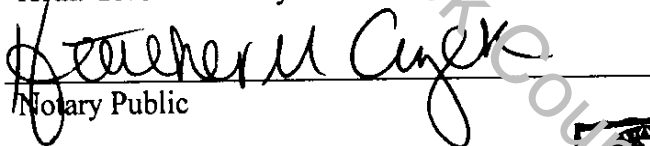
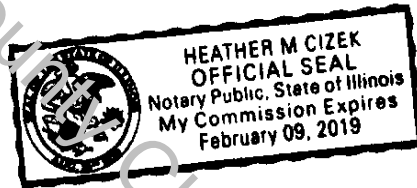
By **Joseph M. Herbas**, Shapiro Kreisman & Associates, LLC

Its Attorney in Fact

**Joseph M. Herbas**

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

I, **Heather Cizek**, 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 March 09, 2015

  
Notary Public



Mail Recorded Deed and  
Future Tax Bills to:  
Alvina A. Kwon  
1104 Castilian Ct 104  
Glenview, IL 60025

This document was prepared by:  
Shapiro Kreisman & Associates, LLC  
200 N. LaSalle Street, Suite 2840  
Chicago, IL 60601

Exempt under provision of  
Paragraph B, Section 31-45  
Property Tax Code.

3/13/2015  
Date

  
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		13-Mar-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

04-32-200-020-1004 | 20150301668201 | 1-514-541-440

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## LEGAL DESCRIPTION

**UNIT NO. "E" 208 IN THE CASTILIAN COURTS CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25378419, AS AMENDED FROM TIME TO TIME, IN PART OF THE NORTH 1/2 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office

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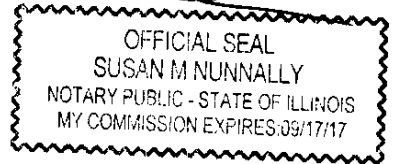
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 9, 2015

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 13th day of MAR, 2015.  
Notary Public Susan M. Nunnally

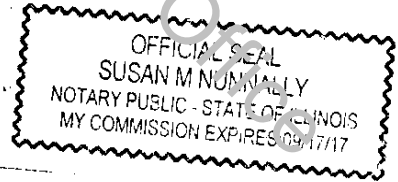


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date MARCH 9, 2015

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 13th day of MAR, 2015.  
Notary Public Susan M. Nunnally



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