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Doc#: 1508429033 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/25/2015 12:32 PM Pg: 1 of 3

MAIL TAX
STATEMENT TO:

Yi Zhang

7785 N. Nordica Ave

Niles, IL 60714

SPECIAL WARRANTY DEED- Joint Tenants
REO Case No: C1401WJ

The Grantor, **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**, for and in consideration of **Ten and 00/100 Dollars** (\$10.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **Xi Zhang and Man Zou, both married persons, not as tenants in common but as Joint Tenants, 4740 W. Main Street, Unit A, Skokie, IL 60076**, the following described premises:

(See Legal Description Attached)

Permanent Index Number: 10-30-125-241-0000 and 10-30-125-258-0000

Note: For informational purposes only, the land is commonly known as:
7785 N. Nordica Ave., Niles, IL 60714

The warranties given herein are limited to the acts of the Grantor. Subject to easements, reservations and restrictions, if any, of record. Subject to all general unpaid real estate taxes.

Grantee accepts conveyance of the premises in "as is" condition and acknowledges that Grantor has made no representation, warranties or guarantees as to the condition of said premises.


COOK COUNTY RECORDER

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Dated: March 2, 2015

Fannie Mae A/K/A Federal National Mortgage Association
By: Heavner, Beyers & Mihlar, LLC as Attorney-in-Fact

By: Richard L. Heavner

Its: Managing Member

STATE OF ILLINOIS)
) SS.
COUNTY OF Macon)

DOCUMENTARY STAMP

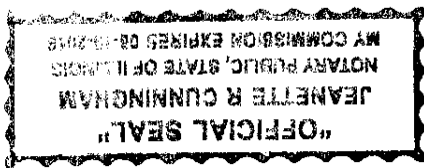
"exempt under provisions of Paragraph B, Section 31-45, Property Tax Code (35 ILCS 200/31-45)."

3/2/15
Date

Richard L. Heavner
Buyer, Seller or Representative

I, Jeanette R Cunningham, a Notary Public in and for said County, DO HEREBY CERTIFY that Richard L Heavner as Managing Member of Heavner, Beyers & Mihlar, LLC, as Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Managing Member, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said Corporation, being thereunto authorized, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 2nd day of March, A.D., 2015



Jeanette R Cunningham
Notary Public

THIS INSTRUMENT WAS PREPARED BY: Richard L. Heavner of Heavner, Beyers & Mihlar, LLC, P.O. Box 740, 111 East Main Street, Decatur, IL 62525 Telephone: (217) 422-1719 **RETURN TO:** Central Illinois Title Company, 145 S Water St. PO BOX 745, Decatur, IL 62523

VILLAGE OF NILES 3-5-15
REAL ESTATE TRANSFER TAX

7785 NORDICA
21828 \$ 426.00

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Legal Description:

Parcel 1: The West 25.67 feet of the East 149.84 feet of the North 1/2 of Lot 8, in Lawrencewood Gardens, a Subdivision in the Northwest 1/4 Section 30, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: An undivided 1/16 interest in the West 15.0 feet of said Lot 8 in Lawrencewood Gardens, in Cook County, Illinois.

Parcel 3: Easements as set forth in the Declaration recorded as Document Number 18957498, and by the Plat of Subdivision recorded as Document Number 18232529 for the benefit of Parcels 1 and 2 for ingress and egress, all in Cook County, Illinois.

Property of Cook County Clerk's Office