UNOFFICIAL COPY



Doc#: 1509122069 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 04/01/2015 02:27 PM Pg: 1 of 2

MAIL TAX
STATEMENT TO

DESSENIA 101125

Chicogo, IL 60032

SPECIAL WARRANTY DEED- Statutory REO Cas + No: C131746

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 Two Hundred Thousand and 00/100 Dollars (\$200,000.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to Jessenia Torres, a married person, 2317 N. Hamlin, Chicago, IL 60647, the following described premises:

Lot 24 (EXCEPT the West 6.0 Feet thereof) and the West 15 Feet of Lot 25 in Block 5 in J.W. Stewarts Subdivision of the East 11 Acres of the South 42 ½ Acres of the West ½ of the Southwest ¼ of Section 12, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 19-12-327-046-0000

Note: For informational purposes only, the land is commonly known as:

3006 W. 55th St., Chicago, IL 60632

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.

CCRD REVIEWER_____

1509122069 Page: 2 of 2

UNOFFICIAL COPY

Dated: $\frac{3/25/15}{}$
Fannie Mae A/K/A Federal National Mortgage Association
By: Heavner, Beyers & Milyar, LLC as Attorney-in-Fact
By: X RMMs () TMM Its: Managing Member
STATE OF ILLINOIS) SS.
COUNTY OF Macon
I, <u>(yn)hor Processel</u> , a Notary Public in and for said County, DO HEREBY CERTIFY that <u>Horough Hawnel</u> as Managing Member of Heavner, Beyers & Milliar, 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 irce 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 25/day of March, A.D.,
2015. "OFFICIAL SEAL" CYNTHIA P MUSSER NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 07-18-2018 WHY COMMISSION EXPIRES 07-18-2018 WHY COMMISSION EXPIRES 07-18-2018
DOCUMENTARY STAMP
"exempt under provisions of Paragraph "b", Section 31-45, Property Tax Code (35 ILCS 200/31-45)."
3/35//5 X Man / / Jumm

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Richard L. Heavner of Heavner, Beyers & Mihlar, LLC, Attorneys 145 South Water Street, Decatur, IL 62523 Phone: (217) 422-1719

City of Chicago Dept. of Finance

684841

3/30/2015 11:54 dr00764



Real Estate Transfer Stamp

\$1,500.00

Batch 9,630,186