**UNOFFICIAL COPY** 



Doc#: 1512716035 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 05/07/2015 12:28 PM Pg: 1 of 3

MAIL TAX STATEMENT TO

Meriana Lara

Elgin, IL 60120

SPECIAL WANRANTY DEED- Statutory REO Case No: C1316V3

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 One Hundred Eleven Thousand Forty-Six and 00/100 Dollars (\$111,046.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to Mariana Lara, a married person, 664 Enterprise Street, Elgin, IL 60120, the following described premises:

(See Legal Description Attached)

Permanent Index Number: 06-06-106-096-0000

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

710 Elma Ave, Elgin, IL 60120

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 R

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## **UNOFFICIAL COPY**

Dated: 44 pril 15, 20,5.
Fannie Mae A/K/A Federal National Mortgage Association
By: Heavner Beyers & Minlar, LLC as Attorney-in-Fact
By: X Kishand & Heamn
Its: Managing Member
STATE OF ILLINOIS )  CITY OF ELGIN REAL ESTATE TRANSFER STAMP ) SS.
COUNTY OF MOCON ) 62968
CERTIFY that I have been 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.
T
GIVEN under my hand and notarial seal this Stay of ADIC , A.D.,
2015.
"OFFICIAL SEAL" JOUER BOTY
NOTARY POLICE, STATE OF ILLINOIS / Notary Public
MY COMMISSION C7 8 8 00-17-2017
DOCUMENTARY STAMP
"exempt under provisions of Paragraph "b", Section 31-45, Property Tax Code (35 ILCS 200/31-46)"
Date Buyer, Seller or Representative

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

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## **UNOFFICIAL COPY**

Legal Description:

That part of Lots 27, 28 and 29, in Blackhawk Manor Subdivision, described as follows: Beginning at a point in the Southerly line of Lot 28, that is 6.0 feet Westerly of the Southeast Corner of said Lot 28; thence Northerly, a distance of 153.00 feet to a point in the Northerly line of Lot 29, that is 7.0 feet Easterly of the Northwest Corner of said Lot 29; thence Westerly along the North line of Lot 29 and 28, a distance of 70.0 feet to a point 7.0 feet East of the Northwest Corner of said Lot 28; thence Southerly, a distance of 162.65 feet to a point in the Southerly line of Lot 27, that is 27.3 feet Northwesterly (measured along said Southerly Line) of the Southeast Corner of said Lot 27; thence Southeasterly along the Southerly line of Lot 27; thence Northeasterly along the Southerly line of Lot 28, a distance of 54.0 feet to the Place of Beginning. Situated in Cook County, Illinois.

