

# UNOFFICIAL COPY

CT 15WNW507317Rm  
AH PP 10/1

SPECIAL WARRANTY DEED  
REO CASE No: C140MK4



1512842014D

Doc#: 1512842014 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/08/2015 08:43 AM Pg: 1 of 4

This Deed is from **Fannie Mae a/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"), **Community Initiatives Inc.** ("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"):

9849 South Winston, Chicago, IL 60643

PIN#25-08-104-066-0000

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).

S Y  
P 4  
S N  
SC Y  
INT 10  
GG

EMPT UNDER THE PROVISIONS OF  
PARAGRAPH 4 B OF THE REAL ESTATE  
TAX ACT DATE 4/30/15

*P. P. P.*

**Box 333-CT**



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## LEGAL DESCRIPTION

THAT PART OF LOT 22 COMMENCING ON THE EAST LINE OF WINSTON AVENUE 234 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 22, THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT TO THE WEST LINE OF LOOMIS STREET THENCE NORTH ALONG THE WEST LINE OF LOOMIS STREET TO A POINT IN A LINE 199 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT, THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID LOT TO THE EAST LINE OF WINSTON AVENUE THENCE SOUTH 35 FEET TO THE PLACE OF BEGINNING IN BLOCK 3 IN HILLIARD AND DOBBIN'S FIRST ADDITION TO WASHINGTON HEIGHTS, OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7 IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14 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 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 and hold title to real estate under the laws of the State of Illinois.

Date: 4/30/15 Signature: [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on .

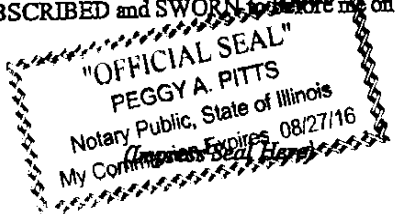


[Signature]  
Notary Public

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 and hold title to real estate under the laws of the State of Illinois.

Date: 4/30/15 Signature: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



[Signature]  
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and 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 Act]