## **UNOFFICIAL COPY**

CT 15WNW 507317RM SPECIAL WARRANTY DEED REO CASE No: C140MK4



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 contain 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

TO COPY

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).

ENEMET UNDER THE PROVISIONS OF THE REAL ESTITUTE TAX ACT DATE 4/30/15

MX 333-CT

1512842014D Page: 2 of 4

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April 29, 2015

Fannie Mac	a/k/a re	derai Nationai i	viorigage Asso	ciation
By Joseph LLC	h М. Н	erbas, Shapiro	Kreisman &	Associates,
Its Attorney	y in Fact			
•	,	Josep	h M. Hei	bas
STA I'L CF Illinois	)			
COUNTY OF Cook	) SS )			
Ti-	,			
I, Anne Roberson, Metary Public certify that Joseph M. Herbas, pers subscribed in the foregoing instruacknowledged that he/she signed the Given under my hand and official sections.	onally kn ment, ar said instr	own to me to be ppeared before ument for the use	e the same per me this da	son whose name is y in person and
Notary Public Rober 8V				
Mail Recorded Deed and		10.40	INL SEAL"	
Future Tax Bills to: Community Initiatives Inc 9849 South Winston 22 2 S. Riverside. P	)(n-a	ANNLE F NOTARY PUBLIC,	CATE OF ILLINOIS Expirer and 17, 2017	
Chicago, IL 60643 60606 Ste. 2		My Continission	April 103-11, 2011	
This document was prepared by: Shapiro Kreisman & Associates, LLC	REAL	L ESTATE TRANSI	FER TAX	04-May-2015
200 N. LaSalle Street, Suite 2840			CHICAGO: CTA:	465.00 186.00
Chicago, IL 60601			TOTAL:	100.00 100.00
	25-	-08-104-066-0000	2015040168222	8 0-061-240-704
REAL ESTATE TRANSFER TAX 04-May-2015				
			COUNTY:	0.00
			ILLINOIS: TOTAL:	0.00 0.00

25-08-104-066-0000 20150401682228 1-744-745-856

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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.

J-Ox

PL. OF THE.
IIP 37 NORTH.

OR COOK COUNTY CLORAS OFFICE

### **UNOFFICIAL COPY**

#### 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.

Signature:

Signature:

Signature:

Grantor or Agent

SUBSCRIBED and SWORN to before are on.

"OFFICIAL SEAL"

PEGGY A. PITTS

PEGGY A. PITTS

Notice 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: 430/15 Signature: \$1500 Agen.

SUBSCRIBED and SWORN to the incom.

"OFFICIAL SEAL"

"OFFICIAL SEAL"

PEGGY A. PITTS

PEGGY A. State of Illinois

Notary Public, State of Illinois

Notary Public

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.]