

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association

Doc#: 1513841111 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/18/2015 11:57 AM Pg: 1 of 3

A corporation created and existing by virtue of the laws of the State of USA, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 21st day of April, 2015, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

CT 15 ST 5147520RM

Estela Lagunas, 2301 N. Monticello, Chicago, IL 60647

The following described real estate situated in the County of Cook and State of Illinois, to wit:

### LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to: \_\_\_\_\_

PERMANENT REAL ESTATE NUMBER: 20-19-222-005-0000

ADDRESS OF REAL ESTATE 6511 South Paulina Street, Chicago, IL 60636

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year written above.

Fannie Mae AKA Federal National Mortgage Association  
by Stuart M. Kessler P.C., its Attorney-in-fact

STATE OF IL

COUNTY OF Cook

I, Hasan Grosic, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Stuart M. Kessler personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and executed said instrument, pursuant to authority given by the grantor, as his/her free and voluntary act.

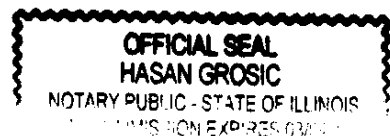
Given under my hand and official seal, this 21 day of April, 2015

Commission expires \_\_\_\_\_, 20\_\_\_\_

Hasan Grosic  
NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004

**BOX 333-CT**



P  
S  
SC  
INT

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## LEGAL DESCRIPTION



THE SOUTH 15 FEET OF LOT 44 AND THE NORTH 15 FEET OF LOT 43 IN BLOCK 34 IN DREXEL PARK, BEING A SUBDIVISION OF THE EAST QUARTER OF THE NORTH HALF OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

6511 South Paulina Street  
Chicago, IL 60636

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH B SECTION 4,  
REAL ESTATE TRANSFER ACT.

4-30-15   
Date Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		11-May-2015
	CHICAGO:	135.00
	CTA:	54.00
	TOTAL:	189.00
20-19-222-005-0000   20150401679467   0-770-018-688		

REAL ESTATE TRANSFER TAX		11-May-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-19-222-005-0000   20150401679467   1-843-760-512		

Mail to:

ERWIN & ASSOCIATES, LLC  
4043 N. RAVENSWOOD AVE., #208  
CHICAGO, IL 60613

Send Subsequent Tax Bills To:

ESTELA LAGUNAS  
6511 S. PAULLINA ST.  
CHICAGO, IL 60636

Property of Cook County Clerk's Office

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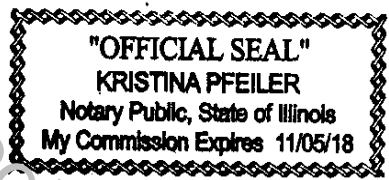
STATEMENT BY GRANTOR AND GRANTEE

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.

Dated 4-30 2015 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said grantor  
this 30<sup>th</sup> day of April  
2015

[Signature]  
Notary Public

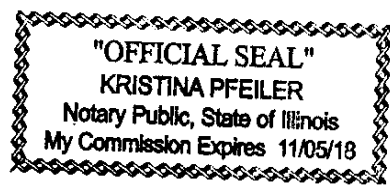


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated 4-30 2015 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said grantee  
this 30<sup>th</sup> day of April  
2015

[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 of 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 Tax Act.]