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Doc#: 1514733027 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/27/2015 10:34 AM Pg: 1 of 3

130364813897
1/2

MAIL TO:

Kathleen A. Cunningham
111 Chicago Avenue STE 224
FORE PARK, IL 60302

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 22 day of April, 2015., between **Fannie Mae a/k/a Federal National Mortgage Association (P.O. Box 650043, Dallas, TX 75265-0043)**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Jose Cabrales and Petra Cabrales (937 S Marengo, Forest Park IL 60130)**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 15-22-401-037-0000

PROPERTY ADDRESS(ES): 2620 South 12th Avenue, Broadview, IL, 60155

Handwritten notes: S/S/S, 3/27/15, Y, N, X, 11/10

REAL ESTATE TRANSFER TAX		20-May-2015
COUNTY:		41.75
ILLINOIS:		83.50
TOTAL:		125.25



Attorneys' Title Guaranty Fund, Inc.
1000 North Dearborn Street, Suite 2400
Chicago, IL 60610-1650
Attorney Search Department

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TRANSFER STAMP CERTIFICATION OF COMPLIANCE

Village of Broadview

A-24-2015

Fannie Mae a/k/a Federal National Mortgage Association

By: *[Signature]*
Pierce & Associates, P.C.
As Attorney in Fact
Eddy Copot

STATE OF IL)
) SS
COUNTY OF COOK)

I, Amanda K. Griffin the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Eddy Copot, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 22 day of April 2015.

[Signature]
NOTARY PUBLIC

My commission expires 6/20/2018

This Instrument was prepared by
Amanda Griffin/PIERCE & ASSOCIATES, P.C.,
1 North Dearborn, Suite 1300, Chicago, IL 60602

OFFICIAL SEAL
AMANDA K GRIFFIN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 06/20/2018

PLEASE SEND SUBSEQUENT TAX BILLS TO:

JOSE AND PETRA CABRERA
1420 12th Avenue, S
Broadview, IL 60155

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EXHIBIT A

LOT 6 IN BLOCK 4 IN TYSON'S RESUBDIVISION OF BLOCKS 3 AND 4
IN KOMAREK'S WEST 22ND STREET FOURTH ADDITION BEING A
SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHEAST
QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12, EAST OF
THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE I.C.R.R.
RIGHT OF WAY IN COOK COUNTY ILLINOIS

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office