## UNOFFICIAL COPY



Doc#: 1515422095 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough Cook County Recorder of Deeds

Date: 06/03/2015 01:23 PM Pg: 1 of 2

MAIL TA

SPECIAL WARRANTY DEED- Statutory REO Case No: C140OYH

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 Thousand and 00/100 Dollars (\$100,000.00) and other good and va'uable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to Jose A. Torres, a married person, 6413 S. Francisco Ave., Chicago, IL 60629, the following described premises:

The South 33 feet of the North 66 feet of Lot 21 in Frederick H. Bartlet's 48th Avenue Subdivision of Lot 1 (Except Railroad) in the Circuit Court Partition of the South 1/2 and part of the Northwest 1/4 lying South of the Illinois and Michigan Canal Reserve of Section 3, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 19-03-310-030-0000

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

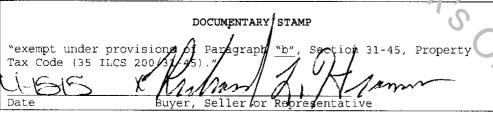
4504 S. Knox Ave., Chicago, IL 60632

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.

## **UNOFFICIAL COPY**

Dated:
Fannie Mae A/K/A Federal National Mortgage Association
By: Heavner, Beyers & Millar, LLC as Attorney-in-Fact
By: X Managing Member The Managing Member
STATE OF ILLINOIS )
COUNTY OF Macon ) SS.
CERTIFY that as Managing Member of Heavner, Beyers & Mikkar, 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 thereunte authorized, for the uses and purposes therein set forth.  GIVEN under my hand and notarial seal this day of
2015.  "OFFICIAL SEAL"  JODI K DOTY  NOTARY PUBLIC, STATE OF ILLINOIS HY COMMISSION EXPIRES 08-17-2017  Notary Public  Notary Public
7.6



THIS INSTRUMENT WAS PREPARED BY AND REPURN TO:

Richard L. Heavner of Heavner, Beyers & Mihlar, LLC, Attorneys 145 South Water Street, Decatur, IL 62523 Phone: (217) 422-1719

RETURN TO:

145 S. WATER STREET

DECATUR, IL 62523

Real Estate Transfer Stamp



City of Chicago
Dept of Finance

6/3/2015 11:28