

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION



15174040810

Doc#: 1517404081 Fee: \$44.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 06/23/2015 02:34 PM Pg: 1 of 4

First American Title
Order # 2479685
(1012)

Preparer File: NEO IL 12 2728
FATIC No.:

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043, Dallas, Texas 75265-0043, a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Edgar M. Guadarrama, of 1320 CUYLER AVE, BERWYN, IL. 60402 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

Permanent Real Estate Index Number(s): 16-20-107-026-0000 Vol. 0004

Address(es) of Real Estate: 1320 Cuyler Ave.
Berwyn, Illinois 60402

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association, and attested by its this:

2 day of June, 2015

Fannie Mae A/K/A Federal National Mortgage Association

By:

[Signature]
Kenneth J. Johnson, Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association

THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
256-11-15 \$ 1450.00
COLLECTOR'S OFFICE



First American
Title Insurance Company

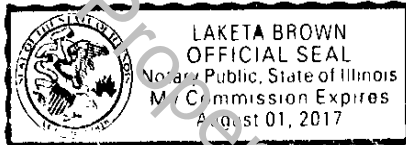
Special Warranty Deed - Corporation

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UNOFFICIAL COPYSTATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kenneth J. Johnson, personally known to me to be the Attorney In Fact of the Fannie Mae A/K/A Federal National Mortgage Association and , personally known to me to be the Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such that Kenneth J. Johnson and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 2 day of June, 20 15



[Signature]
Notary Public

Exempt under provisions of paragraph B Section 32-45, real estate transfer tax law.
Dated: 6-12-15

[Signature]
Signature of Buyer, Seller, or Representative

Prepared by:
Johnson, Blumberg, & Associates, LLC
230 W. Monroe Street, Suite 1125
Chicago, Illinois 60606

Mail to:
Edgar Guadarrama
1320 CUYLER AVE
BERWYN, IL. 60402

Name and Address of Taxpayer:
Edgar Guadarrama
1320 Cuyler Ave.
Berwyn Illinois 60402

REAL ESTATE TRANSFER TAX

		16-Jun-2015
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
16-20-107-026-0000 20150601696268 1-495-679-872		



First American
Title Insurance Company

Special Warranty Deed - Corporation

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Exhibit "A" – Legal Description

LOT 36 IN BRITIGAN'S RIDGELAND AVENUE SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED MARCH 8, 1924, AS DOCUMENT NO. 209269, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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Title Insurance Company

Special Warranty Deed - Corporation



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First American

First American Title Insurance Company
1010 Lake Street, Suite 113
Oak Park, IL 60301
Phone: (708)386-6416
Fax: (866)242-3110

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

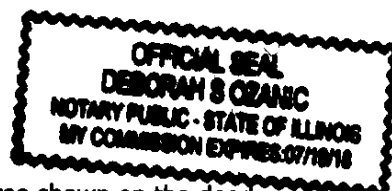
Dated: June 12, 2015

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me by the said undersigned, affiant, on June 12, 2015.

Notary Public [Signature]



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.

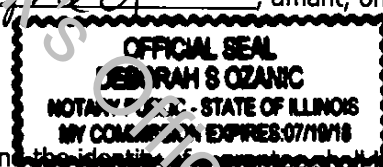
Dated: June 12, 2015

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me by the said undersigned, affiant, on June 12, 2015.

Notary Public [Signature]



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 all subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)