

# UNOFFICIAL COPY



1523026090

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
CORPORATION

Doc#: 1523026090 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/18/2015 03:52 PM Pg: 1 of 4

## First American Title Order #

2620423 10F2

Preparer File: REO IL 150112  
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 Justin Drexler and Abbe Drexler, of 3311 CENTRAL ST, EVANSTON, IL. 60201 of the County of , the following described Real Estate situated in the County of in the State of IL, to wit:

Drexler Drexler

*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): 05-33-320-024-0000 Vol. 0051

Address(es) of Real Estate: 3311 CENTRAL ST  
EVANSTON, Illinois 60201

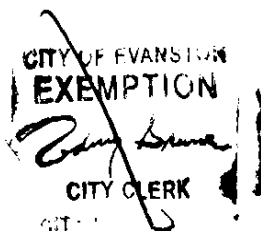
In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association, and attested by its this:

30<sup>th</sup> day of July, 2015

Fannie Mae A/K/A Federal National Mortgage Association

By:

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



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First American  
Title Insurance Company

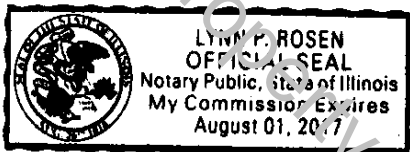
Special Warranty Deed - Corporation

# UNOFFICIAL COPY

STATE 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 30<sup>th</sup> day of July, 2015.



Lynn P. Rosen  
Notary Public

Exempt under provisions of paragraph E Section 32-45, real estate transfer tax law.

Dated: 7-30-15  
[Signature]

Signature of Buyer, Seller, or Representative

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

Mail to: Drexler Drexler  
~~Justin Drexler~~ and ~~Abbe Drexler~~  
3311 CENTRAL ST  
EVANSTON, IL. 60201

Name and Address of Taxpayer:  
Justin Drexler and Abbe Drexler  
3311 CENTRAL ST  
EVANSTON Illinois 60201

REAL ESTATE TRANSFER TAX 06-Aug-2015

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

05-33-320-024-0000 | 20150801613644 | 0-703-052-672



First American  
Title Insurance Company

Special Warranty Deed - Corporation

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**Exhibit "A" – Legal Description**

THAT PART OF THE LOTS 12 AND 13 IN THE 1ST ADDITION TO EVANSTON HIGHLANDS, BEING A SUBDIVISION OF LOT 45 IN COUNTY CLERKS DIVISION OF THE WEST 1/3 OF THE FRACTIONAL SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED JUNE 13, 1924 AS DOCUMENT NO. 0946370, LYING WEST OF A LINE DRAWN FROM A POINT OF THE SOUTH LINE OF SAID TRACT 62.81 FEET WEST OF THE SOUTHEAST CORNER OF LOT 13 TO A POINT ON THE NORTH LINE OF SAID TRACT 62.50 FEET WEST OF THE NORTHEAST CORNER OF LOT 13.

Property of Cook County Clerk's Office



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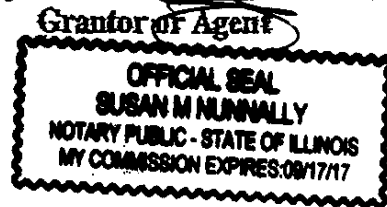
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 August 10, 2015

Signature: [Signature]  
Grantor of Agent

Subscribed and sworn to before me  
By the said agent  
This 10 day of August, 2015.  
Notary Public Susan M Nunnally

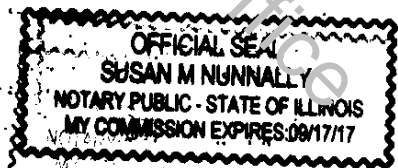


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date August 10, 2015

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said agent  
This 10 day of August, 2015.  
Notary Public Susan M Nunnally



Note: Any person who knowingly submits a false statement concerning the identity of 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.)