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Doc#: 1524742027 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/04/2015 11:25 AM Pg: 1 of 3

CT 15WNW507316 Rm
AH PP 1072
SPECIAL WARRANTY DEED
REO CASE No: C140M5G

Property of Cook County Clerk's Office

This Deed is from **Fannie Mae a k/a Federal National Mortgage Association** a Corporation organized and existing under the law of the United States, P.O. Box 650043, Dallas, TX 75265-0043, ("Grantor"), **Almira Sapitula**, ("Grantee").

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows (the "Premises"):

712 North Western Avenue Unit 3, Park Ridge, IL 60068
PIN#09-27-213-062-1003

Subject to: Taxes for year 2015 and subsequent years

See Legal Description attached hereto and made a part hereof

And Grantor, for itself and its successors does covenant, promise and agree to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, **Grantor is exempt from any and all transfer taxes.**
See, 12 U.S.C. 1723a (c) (2).

EXEMPT UNDER THE PROVISIONS OF
PARAGRAPH 4 B OF THE REAL ESTATE
TRANSFER TAX ACT DATE 8/21/15

[Handwritten signature]

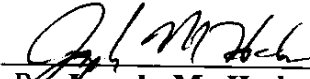
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333-CT

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August 13, 2015

Fannie Mae a/k/a Federal National Mortgage Association


 By **Joseph M. Herbas**, Shapiro Kreisman & Associates,
 LLC
 Its Attorney in Fact **Joseph M. Herbas**

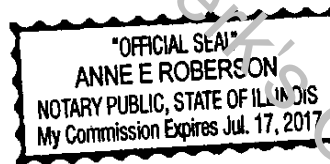
STATE OF Illinois)
) SS
 COUNTY OF Cook)



I, **Anne E. Roberson**, a Notary Public in and for the County in the State aforesaid, do hereby certify that **Joseph M. Herbas**, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this August 13, 2015


 Notary Public

Mail Recorded Deed and
 Future Tax Bills to:
 Almira Sapitula
 712 North Western Avenue Unit 3
 Park Ridge, IL 60068

This document was prepared by:
 Shapiro Kreisman & Associates, LLC
 200 N. LaSalle Street, Suite 2840
 Chicago, IL 60601



| REAL ESTATE TRANSFER TAX | | 26-Aug-2015 |
|---|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 09-27-213-062-1003 20150801616648 0-700-553-088 | | |



CITY OF PARK RIDGE
 REAL ESTATE
 TRANSFER STAMP
 NO. 41061

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT 3 IN THE WESTERN TERRACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF LOT 6 IN BLOCK 1 IN THE BUSSE-WESTERN SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FILED AS LR2674940; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____