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15265180215

Doc#: 1526518021 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/22/2015 09:07 AM Pg: 1 of 4

CT 15WNW507305RM
AH PP 10/2
SPECIAL WARRANTY DEED
REO CASE No: C140D7C

Property of Cook County Clerk's Office

This Deed is from **Fannie Mac a/k/a Federal National Mortgage Association** a Corporation organized and existing under the laws of the United States, P.O. Box 650043, Dallas, TX 75265-0043, ("Grantor"), **Benjamin Taylor**, ("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"):

12248 Fairway Cir Unit C, Blue Island, IL 60406
PIN#24-25-209-016-1011

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).

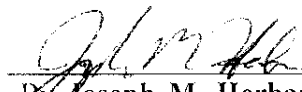
EXEMPT UNDER THE PROVISIONS OF
PARAGRAPH 4 B OF THE REAL ESTATE
TRANSFER TAX ACT DATE 9/16/15
RFB

REC'D BY REC'D BY
KAY

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September 15, 2015

Fannie Mae a/k/a Federal National Mortgage Association

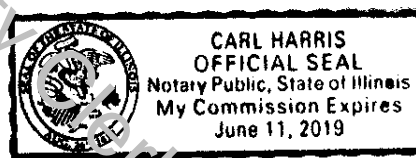

 By **Joseph M. Herbas**, Shapiro Kreisman & Associates,
 LLC
 Its Attorney in Fact **Joseph M. Herbas**

STATE OF Illinois)
) SS
 COUNTY OF Cook)



I, **Carl Harris**, 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 September 15, 2015


 Notary Public

Mail Recorded Deed and
 Future Tax Bills to:
 Benjamin Taylor
 12248 Fairway Cir Unit C
 Blue Island, IL 60406



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

REAL ESTATE TRANSFER TAX		18-Sep-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
TOTAL:		0.00
24-25-209-016-1011 20150901626694 0-032-886-656		

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LEGAL DESCRIPTION

UNIT 7-12248-C IN THE GREENS OF BLUE ISLAND CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: PARTS OF LOT 1 OF FAIRWAY MEADOWS SUBDIVISION, A PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 31, 1995 AS DOCUMENT NUMBER 95071188, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98025927 AND AS AMENDED. TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1, AS SHOWN ON PLAT OF FAIRWAY MEADOWS SUBDIVISION RECORDED JANUARY 31, 1995 AS DOCUMENT 95071188.

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STATEMENT BY GRANTOR AND GRANTEE

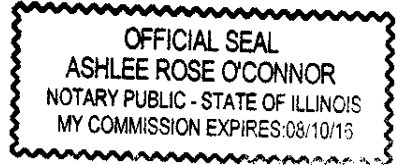
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: September 15, 2015

[Signature]
Signature

P. Pitts
Print Name



Subscribed and sworn to before me this 15 of Sept 2015.

Ashlee Rose O'Connor
Notary Public

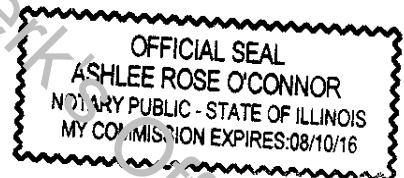
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

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[Signature]
Signature

P. Pitts
Print Name



Subscribed and sworn to before me this 15 of Sept 2015.

Ashlee Rose O'Connor
Notary Public

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 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.