

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association

Doc#: 1529341059 Fee: \$40.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/20/2015 10:54 AM Pg: 1 of 2

A corporation created and existing by virtue of the laws of the State of USA, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 2nd day of October, 2015, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Not As tenants in common but as joint tenants

Maria E. Castaneda & Hector Ramos, 2234 121st Place, Blue Island, IL 60406 * AKA 2257 121st St.

The following described real estate situated in the County of Cook and State of Illinois, to wit: LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to:

PERMANENT REAL ESTATE NUMBER: 25-30-123-005

ADDRESS OF REAL ESTATE 2257 W. 121st Street, Blue Island, IL 60406

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year written above.

Exempt under provision of Paragraph b Section 31-1.5, Real Estate Transfer Tax Act.

Fannie Mae AKA Federal National Mortgage Association by Stuart M. Kessler P.C., its Attorney-in-fact

Seller's Representative

Signature of Stuart M. Kessler

Vertical stamp: S P S SC INT with handwritten marks

STATE OF IL

COUNTY OF Cook

I, Hasan Grosic, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Stuart M. Kessler personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and executed said instrument, pursuant to authority given by the grantor, as his/her free and voluntary act.

Given under my hand and official seal, this 2 day of October, 2015

Commission expires, 20

Signature of Notary Public

NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004



AUX 333-CT

Vertical stamp: CT 15 ST 5157 311RM

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LEGAL DESCRIPTION

LOT 11 AND THE WEST 1/2 OF LOT 10 IN BLOCK 5 IN THE RESUBDIVISION OF BLOCKS 5 AND 6 IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2257 W. 121st Street
Blue Island, IL 60406

REAL ESTATE TRANSFER TAX

12-Oct-2015



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-30-123-005-0000 | 20151001632523 | 0-815-579-200

Mail to:

Talarico Law Group
15000 S. Cicero Ave.
Oak Forest, IL 60452

Send Subsequent Tax Bills To:

MARIA F CASTAÑEDA - HECTOR RAMOS
2257 W. 121st Street
Blue Island, IL 60406