

# UNOFFICIAL COPY

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15-01838-PT  
SPECIAL WARRANTY DEED  
Statutory (Illinois)  
(Corporation to Individual)

Doc#: 1530649228 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/02/2015 10:56 AM Pg: 1 of 3

MAIL TO:

John Granado  
Attorney at Law  
3140 N. Laramie Ave.  
Chicago, IL 60641

Dec ID 20151001636558  
ST/CO Stamp 1-603-799-104  
City Stamp 1-198-262-336 City Tax: \$756.00

NAME & ADDRESS OF TAXPAYER:

Alfredo Miranda Jr.  
3038 S. Saint Louis Ave.  
Chicago, IL 60623

PREMIER TITLE

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the United States of America having its principal office at the following address: PO Box 650043, Dallas, TX 75265-0043 and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to, Alfredo Miranda Jr.\* of 3431 W. 54th Pl., Chicago, IL 60632, party of the second part, all interest in the following described real estate situated in Cook County, in the State of Illinois to wit: \*an unmarried man

LOT 16 IN THE SUBDIVISION OF BLOCK 21 IN STEEL'S SUBDIVISION OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her heirs and assigns, 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Index No.(s): 16-26-425-040-0000  
Property Address: 3038 S. Saint Louis Ave., Chicago, IL 60623

# UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its Authorized Member, this 27 day of October, 2015

Name of Corporation: Fannie Mae A/K/A Federal National Mortgage Association, by: Anselmo Lindberg Oliver LLC its Attorney-In-Fact

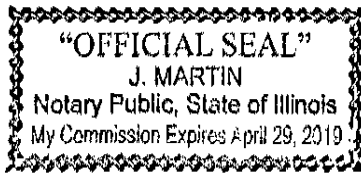
By: \_\_\_\_\_  
Authorized Member - Steven C. Lindberg

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF Illinois )  
COUNTY OF Dupage ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Steven C. Lindberg personally known to me to be the Authorized Member of Anselmo Lindberg Oliver LLC as Attorney-In-Fact for Fannie Mae A/K/A Federal National Mortgage Association, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Authorized Member they signed and delivered the said instrument and caused the corporate seal 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 27 day of October, 2015



J. Martin Notary Public  
My commission expires April 29, 2019

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of Paragraph B, Section 31-45, Real Estate Transfer Act

Date: 10-27-15

Signature: \_\_\_\_\_  
Steven C. Lindberg

Prepared by:  
Anselmo Lindberg Oliver LLC  
1771 W. Dieh., Ste. 120  
Naperville, IL 60563

Property Address: 3038 S. Saint Louis Ave., Chicago, IL 60623

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE593B

PREMIER TITLE  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-571-2111

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## STATEMENT BY GRANTOR AND GRANTEE

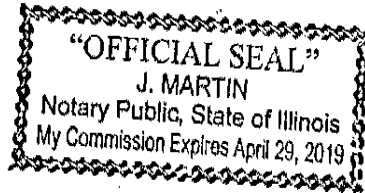
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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 October 27, 2015

Signature \_\_\_\_\_ Grantor or Agent

Subscribed and sworn to before me this 27 day of October, 2015

[Signature]  
Notary Public



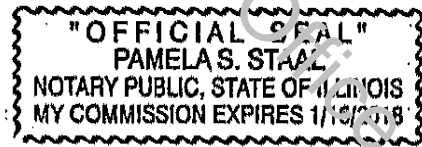
The Grantee or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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 October 28, 2015

Signature \_\_\_\_\_ Grantee or Agent

Subscribed and sworn to before me this 28 day of October, 2015

[Signature]  
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 Act.)