## **UNOFFICIAL COPY**

1532145@560

Doc#: 1532145056 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 11/17/2015 02:33 PM Pg: 1 of 2

MAIL TAX STATEMENT 70:

3529 N Osceda ful Chicago, IL 6034

SPECIAL WARRANTY DEED- Statutory REO Case No: C140LJ7

The Grantor, Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043, Dallas, TX 75265-0043 organized and existing under the laws of the United States of America, for and in consideration of Two Hundred Sixty-five Thousand and 00/100 Dollars (\$265,000.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to Magdaliz Curiel, a single person, 4673 W. Peterson Ave., Chicago, IL 60646, the following described premises:

Lot 34 in Block 9 in Sawiak and Company's First Addition to Addison Heights, a Subdivision of part of Lot 2 in Assessor's Division of the East half of Fractional Section 24, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

NOTE: For informational purposes only, this land is commonly known as: 3529 N. Osceola Ave., Chicago, IL 60634

Permanent Index Number: 12-24-403-015-0000

The warranties given herein are limited to the acts of the Grantor. Subject to easements, reservations and restrictions, if any, of record. Subject to all general unpaid real estate taxes.

Grantee accepts conveyance of the premises in "as is" condition and acknowledges that Grantor has made no representation, warranties or guarantees as to the condition of said premises.

## **UNOFFICIAL COPY**

Dated: $\frac{1/9/15}{}$
Fannie Mae A/K/A Federal National Mortgage Association
By: Heavner, Beyers & Mihlar, L/C as Attorney-in-Fact
By: Managing Member  Its: Managing Member
STATE OF ILLINOIS )  OA ) SS.
COUNTY OF Macon ) SS.
CERTIFY that Heaving as Managing Member of Heavner, Beyers & Michael L. Heavner-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Managing Member, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said Corporation, being thereunts withorized, for the uses and purposes therein set forth.  GIVEN under my hand and notarial seal this Haday of Moule Medical A.D.,
**OFFICIAL SEAL"  CYNTHIA P MUSSER  HOTARY PUBLIC, STATE OF ILLINOIS  RY COMMISSION EXPIRES 07-16-2915  RY COMMISSION EXPIRES 07-16-2915
DOCUMENTARY STAMP
"exempt under provisions of Paragraph "b", Section 31-15, Property  Tax Code (35 ILCS 200/31-45)

## THIS INSTRUMENT WAS PREPARED BY AND METURN TO:

Richard L. Heavner of Heavner, Beyers & Mihlar, LLC, Attorneys 145 South Water Street, Decatur, IL 62523 Phone: (217) 422-1719

RETURN TO:
UNITED LILLINGIS TITLE COMPANY
145 S. WATER STREET
DECAYUR, IL 62523



Batch 10,822,910

City of Chicago Dept. of Finance **697470** 

11/17/2015 11:17