

# UNOFFICIAL COPY

Doc#: 1533749245 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/03/2015 10:30 AM Pg: 1 of 4

Dec ID 20151101647186  
ST/CO Stamp 1-265-108-032  
City Stamp 1-143-928-896 City Tax: \$735.00

SPECIAL WARRANTY DEED  
REO CASE No: C140RHY



15011W 5D1373CRM 10/2  
AH

This Deed is from **Fannie Mae** *s/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"), **Clato C. Grand**, ("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"):

**4623 West Monroe, Chicago, IL 60644**

**PIN#16-15-105-014-0000**

**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.

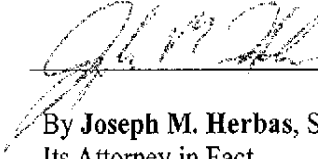
Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, **Grantor is exempt from any and all transfer taxes.**

See, 12 U.S.C. 1723a <sup>5</sup>(c) (2).

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November 24, 2015

Fannie Mae a/k/a Federal National Mortgage Association

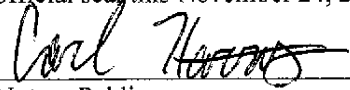


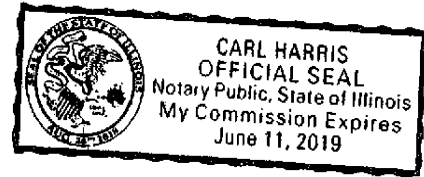
By **Joseph M. Herbas**, Shapiro Kreisman & Associates, LLC  
Its Attorney in Fact

**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 November 24, 2015

  
\_\_\_\_\_  
Notary Public



Mail Recorded Deed and  
Future Tax Bills to:  
Clato C. Ormond  
4623 West Monroe  
Chicago, IL 60644

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

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

LOT 55 IN CUMMING'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

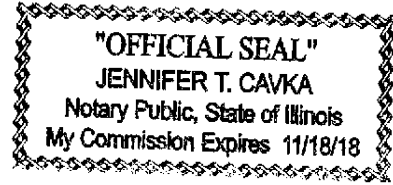
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: November 30, 2015

[Signature]  
Signature

Teresa Dahr  
Print Name



Subscribed and sworn to before me this 30 of November, 2015.

[Signature]  
Notary Public

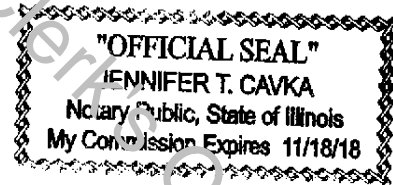
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Teresa Dahr  
Print Name



Subscribed and sworn to before me this 30 of November, 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 Tax Act.