

# UNOFFICIAL COPY



Doc#: 1535118047 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/17/2015 01:57 PM Pg: 1 of 4

Sharnw  
MAIL TO:  
Ariel Glink-Caitlyn  
140 S Dearborn Street  
Chicago, IL 60603  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS 144246905

THIS INDENTURE made this 3 day of November, 2015., between **Fannie Mae a/k/a Federal National Mortgage Association (P.O. Box 650043, Dallas, TX 75265-0043)**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **County of Cook, Illinois, a body politic and corporate, d/b/a Cook County Land Bank Authority, (69 West Washington Street, Suit 2938, Chicago, IL 60602)** party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELIEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

**SEE ATTACHED EXHIBIT A**

**SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.**

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: **TO HAVE AND HOLD** the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): **31-01-302-023-0000**

PROPERTY ADDRESS(ES): **1008 Braemar Road, Flossmoor, IL, 60422**

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**Fannie Mae a/k/a Federal National Mortgage Association**

By: Pierce & Associates, P.C.  
As Attorney in Fact  
Eddy Copot

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, Amanda K. Griffin the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Eddy Copot, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 3 day of November, 2017.

  
NOTARY PUBLIC

My commission expires

6/20/18

This Instrument was prepared by  
Janet Keating/PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300, Chicago, IL 60602





PLEASE SEND SUBSEQUENT TAX BILLS TO:

Cook County Land Bank Authority  
69 W. Washington, Ste 2938  
Chicago, IL 60602

EXEMPT under provisions of paragraph B  
section 4, Real Estate Transfer Act.

11-3-2015  
Date

[Signature]  
Sign

REAL ESTATE TRANSFER TAX		17-Dec-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

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## EXHIBIT A

LOT 6 IN BLOCK 1 IN 1ST ADDITION TO FLOSSMOOR FARMS, A SUBDIVISION IN THE SOUTH WEST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN.

Property of Cook County Clerk's Office

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ATTORNEYS' TITLE GUARANTY FUND, INC.

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her 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.

Dated 12-10-15

**Pierce and Associates, P.C.**  
**As Attorney-in-Fact and/or agent**  
**for Fannie Mae a/k/a Federal National**  
**Mortgage Association**  
**By: Rick Simmons**

Subscribed and sworn to before me this

10th day of December, 2015  
Day Month Year  
Carmen Serrano  
Notary Public



The grantee or the grantee's 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.

Dated 12-10-15

**Pierce and Associates, P.C.**  
**As Attorney-in-Fact and/or agent**  
**for Fannie Mae a/k/a Federal National**  
**Mortgage Association**  
**By: Rick Simmons**

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.)

Subscribed and sworn to before me this

10th day of December, 2015  
Day Month Year  
Carmen Serrano  
Notary Public

