

# UNOFFICIAL COPY



Doc#: 1535629048 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/22/2015 04:04 PM Pg: 1 of 3

MAIL TO:

~~1333 Bush Ridge Parkway~~ #200  
~~Bush Ridge, IL 60627~~  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

144244589/1062 /

THIS INDENTURE made this \_\_\_\_\_ day of \_\_\_December\_\_\_, 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 **Nelson F Moreno and Megan T Marshall (5303 S Shore Dr #19B, Chicago, IL 60637)**, 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, RELEASE, 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 party 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): 20-02-113-068-0000

PROPERTY ADDRESS(ES): 4134 South Ellis Avenue, Chicago, IL, 60653

CCRD REVIEWER     RV

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

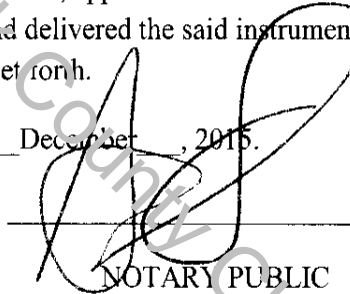


By: Pierce & Associates, P.C.  
As Attorney in Fact  
Eddy Copot

STATE OF IL )  
 ) SS  
COUNTY OF COOK )

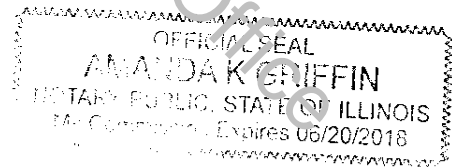
I, Amanda K. Griffin the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Eddy Copot, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose 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 1 day of December, 2015.

  
NOTARY PUBLIC



My commission expires 6/20/2018


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



PLEASE SEND SUBSEQUENT TAX BILLS TO:

Alexandra E. Motera  
Alexandra L. Marshall  
1124 S. Ellis Avenue  
Chicago, IL 60653

REAL ESTATE TRANSFER TAX		23-Dec-2015
	COUNTY:	173.00
	ILLINOIS:	346.00
	TOTAL:	519.00
20-02-113-068-0000   20151101648116   1-130-673-216		

REAL ESTATE TRANSFER TAX		23-Dec-2015
	CHICAGO:	2,595.00
	CTA:	1,038.00
	TOTAL:	3,633.00 *

20-02-113-068-0000 | 20151101648116 | 1-317-565-504

\* Total does not include any applicable penalty or interest due.

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## EXHIBIT A

LOT 19 (EXCEPT THE SOUTH 35 FEET THEREOF) AND THE SOUTH 10 FEET OF LOT 20 IN BAYARD AND PALMER'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office