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Doc#: 1601149134 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/11/2016 09:24 AM Pg: 1 of 4

Dec ID 20151201655646
ST/CO Stamp 1-769-544-768

SPECIAL WARRANTY DEED
REO CASE No: C1405ZC

This Deed is from **Fannie Mae** a/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"), **American Revival Company NFP**, ("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"):

1016 Marshall Avenue, Bellwood, IL 60104

PIN#15-16-114-053-0000

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.

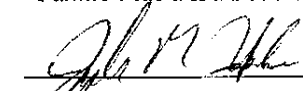
Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, **Grantor is exempt from any and all transfer taxes.**

See, 12 U.S.C. 1723a (c) (2).

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December 28, 2015

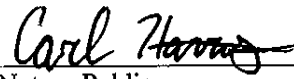
Fannie Mae a/k/a Federal National Mortgage Association



 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 December 28, 2015.



 Notary Public



Mail Recorded Deed and
 Future Tax Bills to:
 American Revival Company NFP
 1016 Marshall Avenue
 Bellwood, IL 60104



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

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LEGAL DESCRIPTION

LOT 75 (EXCEPT THE SOUTH 12 FEET) AND THE SOUTH 12 FEET OF LOT 74 IN WILLIAM ZELONSKY'S HARRISON STREET "L" STATION SUBDIVISION IN SOUTHWEST 1/4 OF NORTHWEST 1/4 SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

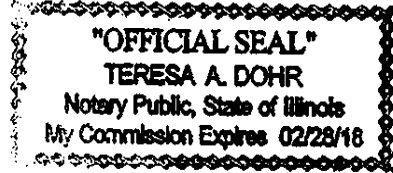
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: January, 2016

[Signature]
Signature

John DeCiccio
Print Name



Subscribed and sworn to before me this 8 of January, 2016.

[Signature]
Notary Public

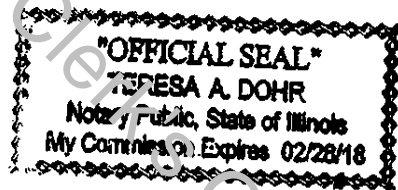
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8 January, 2016

[Signature]
Signature

John DeCiccio
Print Name



Subscribed and sworn to before me this 8 of January, 2016.

[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.