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Doc#: 1602613045 Fee: \$44.0 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 01/26/2016 11:52 AM Pg: 1 of 4

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

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 ILLINCIS. party of the first part, and County of Cook, Illinois, a body politic and corporate, d/b/a Cook Councy Land Bank Authority, (69 West Washington Street, Suite 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, KELEASE, 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, LASEMENTS, 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): 25-21-101-025-0000

PROPERTY ADDRESS(ES): 11148 South Union, Chicago, IL, 60628

Breyo

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Fannie	Mae	a/k/a	Federal	National	Mortgage
Associa	tion				

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

STATE OF ILI INOIS) 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, pers mally 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 univered 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 -

day of December,

My commission expires

This Instrument was prepared by Janet Keating/PIERCE & ASSOCIATES, P.C., 1 North Dearborn, Suite 1300, Chicago, IL 60602 NOTARY PUBLIC, STATE OF ILLINO My Commission Expires 06/20/2013

BSEQUENT TAX BILLS TO:

REAL ESTATE TRANSFER TAX

26-Jan-2016 COUNTY: 0.00 ILLINOIS: 0.00 TOTAL: 0.00

25-21-101-025-0000 | 20151201649783 | 1-437-426-240

EXEMPT under provisions of paragraph Section 4, Real Estate Transfer Act

REAL ESTATE TRANSFER TAX 26-Jan-2016

CHICAGO: 0.00 108.00 CTA: TOTAL: 108.00 * 25-21-101-025-0000 | 20151201649783 | 2-056-610-368

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

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EXHIBIT A

THE SOUTH 25 FEET OF LOT 11 AND THE NORTH 15 FEET OF LOT 12 IN BLOCK 7 IN THIRD ADDITION TO SHELDON HEIGHTS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 21, JUNTY, 1.

COOK COUNTY CLARKS OFFICE OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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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 12-3/2015	Signature of Grantor or Agent
Subscribed and sworn to perfore me this	
Subscribed and sworn to before the uns	
31 day of Descensive, 2015 Month, Year	OFFICIAL SEAL KIMBERLY SUE ZENNER NOTARY PUBLIC - STATE OF ILLINOIS MY COMMASSION EXPIRES 01/09/17
Key Se D. Notary Public	Emmananaman
The grantee or the grantee's agent affirms and verifies that the name	e of the grantee shown on the deed or assignment of beneficial
interest in a land trust is either a natural person, an Illinois corporation hold title to real estate in Illinois, a partnership authorized to o buentity recognized as a person and authorized to do business or acquillinois.	n, or foreign corporation authorized to do business or acquire and siness or acquire and hold title to real estate in Illinois, or other
1)-1/-2010	Bruss Smul
Dated /23/2015	Signature of Grantee or Agent
NOTE: Any person who knowingly submits a false statement commisdemeanor for the first offense and of a Class A misdemeanor for statement of the first offense and of a Class A misdemeanor for statement commission.	ncerning the identity of a grantee shall be guilty of a Class C 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.)	O _E
Subscribed and sworn to before me this	
3/ day of Saember, 2015 Month Year	OFFICIAL SEAL KIMBERLY SUE ZENNER NOTARY PUBLIC - STATE OF ILLINOIS
Ku Se. D	MY COLLAISSION EXPIRES 01/09 17