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SPECIAL WARRANTY DEED
REO CASE No: C150H3J

Doc#: 1611922003 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/28/2016 08:28 AM Pg: 1 of 3

Dec ID 20160401689673
ST/CO Stamp 0-808-018-240 ST Tax \$22.00 CO Tax \$11.00
City Stamp 1-911-062-080 City Tax: \$231.00

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"), to JCA Fund 11, LLC, ("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"):

7703 S Cornell Ave, Unit 2, Chicago, IL 60649

PIN#20-25-317-036-1006

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.

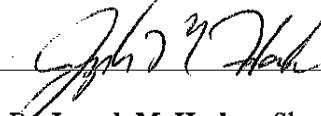
Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes.

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

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April 22, 2016

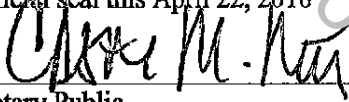
Fannie Mae a/k/a Federal National Mortgage Association



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

STATE OF Illinois)
) SS
 COUNTY OF Cook)


I, **Christine Nunez**, 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 April 22, 2016


 Notary Public





Mail Recorded Deed and
 Future Tax Bills to:
 JCA Fund 11, LLC
 7703 S Cornell Ave
 Chicago, IL 60649

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

REAL ESTATE TRANSFER TAX		20-Apr-2016
	CHICAGO:	165.00
	CTA:	66.00
	TOTAL:	231.00 *

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

REAL ESTATE TRANSFER TAX		20-Apr-2016
	COUNTY:	11.00
	ILLINOIS:	22.00
	TOTAL:	33.00

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LEGAL DESCRIPTION

UNIT 7703-2 IN THE 7701 S. CORNELL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 39 AND 40 IN BLOCK 23 IN SOUTHFIELD, A SUBDIVISION OF BLOCKS 17, 18, 19 AND 22 TO 32, INCLUSIVE, IN JAMES STINSON'S SUBDIVISION, IN SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0333632081, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office