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SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION



Doc# 1632634001 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/21/2016 09:16 AM PG: 1 OF 4

Preparer File: REO IL 16 0425
FATIC No.:

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043, Dallas, Texas 75265-0043, a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Salome Garcia, of 2236 NORTH MULLIGAN AVE, CHICAGO, IL. 60639 of the County of Cook, the following described Real Estate situated in the County of in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises again all persons lawfully claiming by, through or under the grantor.

Permanent Real Estate Index Number(s): 13-32-110-034-0000

FIRST AMERICAN TITLE
FILE # 2768770

Address(es) of Real Estate: 2236 NORTH MULLIGAN AVE
CHICAGO, IL 60639

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association, and attested by its this:

15 day of Nov, 20 16

Fannie Mae A/K/A Federal National Mortgage Association

By:

Kenneth J. Johnson, Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association

REAL ESTATE TRANSFER TAX 18-Nov-2016



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

13-32-110-034-0000 | 20161101681986 | 0-877-793-472

REAL ESTATE TRANSFER TAX 18-Nov-2016



CHICAGO: 956.25
CTA: 382.50
TOTAL: 1,338.75 *

13-32-110-034-0000 | 20161101681986 | 0-830-525-632

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



First American
Title Insurance Company

Special Warranty Deed - Corporation

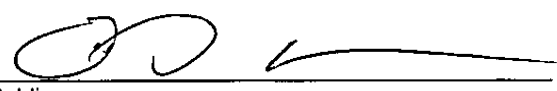
4

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STATE OF ILLINOIS, COUNTY OF Cook SS

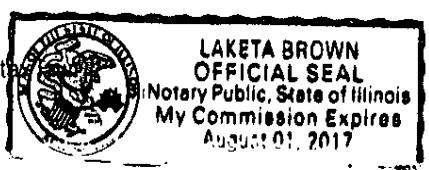
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kenneth J. Johnson, personally known to me to be the Attorney In Fact of the Fannie Mae A/K/A Federal National Mortgage Association and , personally known to me to be the Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such that Kenneth J. Johnson and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

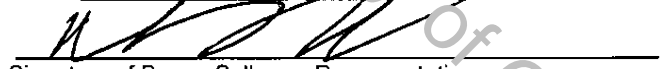
Given under my hand and official seal this 15 day of Nov, 2016.



Notary Public

Exempt under provisions of paragraph B Section 32-45, real estate transfer tax
Dated: 11-17-16




Signature of Buyer, Seller, or Representative

Prepared by:
Johnson, Blumberg, & Associates, LLC
230 W. Monroe Street, Suite 1125
Chicago, Illinois 60606

Mail to:
Salome Garcia
2236 NORTH MULLIGAN AVE
CHICAGO, IL. 60639

Name and Address of Taxpayer:
Salome Garcia
2236 NORTH MULLIGAN AVE
CHICAGO IL 60639

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Exhibit "A" – Legal Description

LOT 44 IN BLOCK 23 IN GRAND AVENUE ESTATES, A SUBDIVISION OF THAT PART SOUTH OF WEST GRAND AVENUE OF THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH 33 FEET OF THE SOUTH 1/4 OF SAID WEST 1/4 OF THE NORTHWEST 1/4, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office





First American

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First American Title Company
4230 West Irving Park Road
Chicago, IL 60641
Phone: (773)481-7589
Fax: (866)425-8271

STATEMENT BY GRANTOR AND GRANTEE

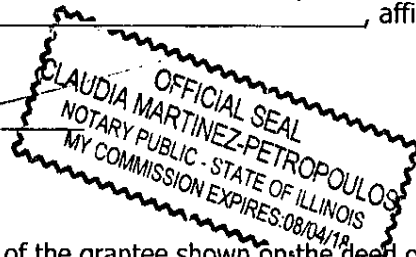
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: November 17, 2016

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me by the said _____, affiant, on November 17, 2016.

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.

Dated: November 17, 2016

Signature: *[Handwritten Signature]*
Grantee of Agent

Subscribed and sworn to before me by the said _____, affiant, on November 17, 2016.

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

