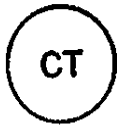


UNOFFICIAL COPY

Doc#: 1705215100 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/21/2017 11:55 AM Pg: 1 of 3

Dec ID 20170201610938
ST/CO Stamp 0-617-272-000

SPECIAL WARRANTY DEED



Property of Cook County Clerk's Office
16WNN50508KM
RM AES

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 **Sarah Coneres**, ("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 , State of Illinois, described as follows (the "Premises"):

1898 Abbott Court, Northfield, IL 60093
PIN#04-24-406-032-0000

Subject to: Taxes for year 2016 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).

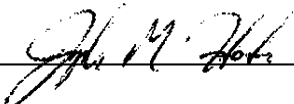
THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH (B) OF THE REAL ESTATE
TRANSFER ACT AS AMENDED

BY [Signature]
DATE 2/20/17
REPRESENTATIVE

UNOFFICIAL COPY

February 09, 2017

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 M. 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 February 09, 2017


Notary Public



Mail Recorded Deed and
Future Tax Bills to:
Sarah Generes
1898 Abbott Court
Northfield, IL 60093

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

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LEGAL DESCRIPTION

THE EAST 1/2 OF LOT 18 AND ALL OF LOT 19, TOGETHER WITH THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH AND ADJOINING, IN BLOCK 8 IN GEORGE F. NIXON AND CO'S FIRST ADDITION TO NORTHFIELD, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 1927 AS DOCUMENT NO. 9689906, IN COOK COUNTY, ILLINOIS.

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