

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association

P.O. Box 650043,  
Dallas, TX 75265-0043

Doc#: 1810855110 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/18/2018 11:18 AM Pg: 1 of 3

Dec ID 20180301630892  
ST/CO Stamp 1-739-182-368  
City Stamp 0-328-216-864 City Tax: \$172.50

A corporation created and existing by virtue of the laws of the United States of America, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 29th day of March, 2018, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Terrence D. Prince and Mary Robinson, 12316 S. Normal Avenue, Chicago, IL 60628

The following described real estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited; and the said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to:

PERMANENT REAL ESTATE NUMBER: 25-29-218-029-0000

ADDRESS OF REAL ESTATE 12140 S. Yale Ave., Chicago, IL 60628

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year written above.

Exempt under provision of Paragraph b  
Section 31-45, Real Estate Transfer Tax Act.

Fannie Mae AKA Federal National Mortgage Association  
by Kessler & Keirnan, P.C., its Attorney-in-fact

Seller's Representative

[Signature]

CT 17ST07925RM  
RMASS

STATE OF IL

COUNTY OF Cook

I, Denise R. McDermott #, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Terrence Prince personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and executed said instrument, pursuant to authority given by the grantor, as his/her free and voluntary act.

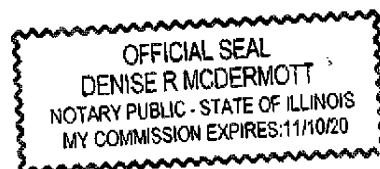
Given under my hand and official seal, this 29 day of March, 2018

Commission expires \_\_\_\_\_, 20

[Signature]

NOTARY PUBLIC

This instrument was prepared by KESSLER & KEIRNAN, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004



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## LEGAL DESCRIPTION

Lot 17 and North 10 feet of Lot 18 in Block 26 in West Pullman, being a Subdivision of the West 1/2 of the Northeast 1/4 and of the Northwest 1/4 of Section 28, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

12140 S. Yale Ave.  
Chicago, IL 60628

Mail to:

Send Subsequent Tax Bills To:

Terrence D. Prince  
12316 S Normal Ave  
Chicago IL 60628

Property of Cook County Clerk's Office

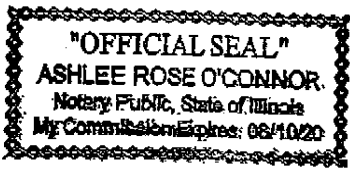
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## STATEMENT BY GRANTOR AND GRANTEE

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.

Dated 3/30/18 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Grantor  
his 30 day of March  
2018

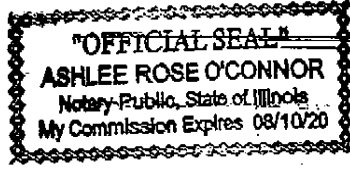


Ashlee Rose O'Connor  
Notary Public

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 3/30/18 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Grantee  
this 30 day of March  
2018



Ashlee Rose O'Connor  
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.]