

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
CORPORATION

Doc#: 1931055019 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/06/2019 09:39 AM Pg: 1 of 3

Dec ID 20191001629552  
ST/CO Stamp 0-278-434-144 ST Tax \$344.00 CO Tax \$172.00

FIRST AMERICAN TITLE  
FILE # 2890398

Preparer File: REC 11/0254  
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 United States of America 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 Julio Esparza and Ana L. Marron-Garcia of 7358 W 74TH ST, BRIDGEVIEW, IL 60455 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

*husband and wife, as Tenants by the Entirety*  
See Exhibit "A" attached hereto and made a part hereof  
JE ALMG

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 against all persons lawfully claiming by, through or under the grantor.

Permanent Real Estate Index Number(s): 18-25-214-045-0000 Vol. 083

Address(es) of Real Estate: 7358 W. 74th St  
Bridgeview, IL 60455

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:

30<sup>th</sup> day of October, 2019

Fannie Mae A/K/A Federal National Mortgage Association

By: [Signature]

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

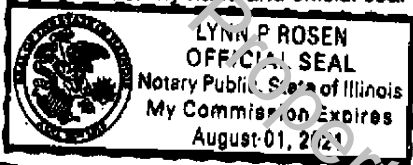


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STATE OF ILLINOIS, COUNTY OF Cook SS

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 30<sup>th</sup> day of October, 20 19.



Lynn P. Rosen  
Notary Public

Exempt under provisions of paragraph B Section 32-45, real estate transfer tax law.  
Dated:

[Signature]  
Signature of Buyer, Seller, or Representative

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

Mail to:  
Julio Esparza and Ana L. Marchan-Garcia  
7358 W 74TH ST  
BRIDGEVIEW, IL. 60455

Name and Address of Taxpayer:  
Julio Esparza and Ana L. Marchan-Garcia  
7358 W. 74th St  
Bridgeview IL 60455

COOK COUNTY CLERK'S OFFICE

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## Exhibit "A" - Legal Description

LOT 3 IN EBS RESUBDIVISION OF LOTS 1 AND 2 MARUSARZ'S SUBDIVISION OF LOT 47 (EXCEPT THE NORTH 75 FEET) IN FREDERICK H. BARTLETT'S HARLEM AVENUE AND 71ST STREET FARMS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 50 FEET THEREOF) IN SECTION 25, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

