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23215570180

Doc# 2321557018 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/03/2023 02:18 PM PG: 1 OF 3

15-003-1034 10f2
 MAIL TO:
 Alan HERRERA
 2642 W. GRAND
 CHICAGO, IL 60612
 SPECIAL WARRANTY DEED
 (CORPORATION TO INDIVIDUAL)
 ILLINOIS

THIS INDENTURE, made this 14 day of July, 2023, between **Fannie Mae aka Federal National Mortgage Association (P.O. Box 650043, Dallas, TX 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 ILLINOIS, party of the first part, and **Alan R Herrera and Eridania M Reyes (2646 W Grand Ave, Chicago, IL 60612)**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit: AS JOINT TENANTS

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 16-12-209-029-0000

PROPERTY ADDRESS(ES): 2642 West Grand Avenue, Chicago, IL, 60612

REAL ESTATE TRANSFER TAX		03-Aug-2023	
	COUNTY:	172.50	
	ILLINOIS:	345.00	
	TOTAL:	517.50	
16-12-209-029-0000 20230701678793 0-458-680-784			

REAL ESTATE TRANSFER TAX

31-Jul-2023



CHICAGO:	2,587.50
CTA:	1,035.00
TOTAL:	3,622.50 *

16-12-209-029-0000 | 20230701678793 | 1-774-758-352
 * Total does not include any applicable penalty or interest due.

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Fannie Mae a/k/a Federal National Mortgage Association



By: McCalla Raymer Leibert Pierce, LLC
As Attorney in Fact
Stuart Gordan

STATE OF GA)
) SS
COUNTY OF FULTON)

I, Piper E. Witkowski the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Stuart Gordan, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 14 day of July, 2023.

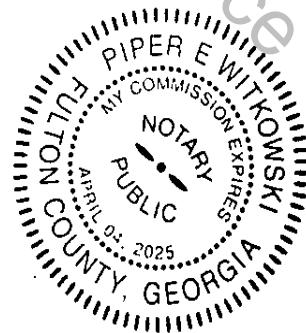

NOTARY PUBLIC

My commission expires _____

This Instrument was prepared by
Stuart Gordan / McCalla Raymer Leibert Pierce, LLC
1 North Dearborn, Suite 1200, Chicago, IL 60602

PLEASE SEND SUBSEQUENT TAX BILLS TO:

Alan Herrera
225 W. Grand Ave
Chicago, IL 60602



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EXHIBIT A

Legal Description

LOT 42 IN BLOCK 6 IN THE SUBDIVISION OF THAT PART OF BLOCK 6, LYING NORTHEASTERLY OF GRAND AVENUE, IN WRIGHT AND WEBSTER'S SUBDIVISION (EXCEPT THE EAST 67 FEET THEREOF) IN SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office