

# UNOFFICIAL COPY



*BARRISTER TITLE*

MAIL TO: *10-BANK-747*  
*Joseph Talarico, Esq.*  
*15000 S. Cicero Ave.*  
*Oak Forest, IL 60452*  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

Doc#: 1010518023 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/15/2010 10:58 AM Pg: 1 of 3

THIS INDENTURE, made this 12th day of MARCH, 2010, between **Fannie Mae a/k/a Federal National Mortgage Association**, a corporation organized and existing under 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 **Lisa Phillips**, 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/100's) 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:

**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 part 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) **17-10-209-025-1521**  
PROPERTY ADDRESS(ES):

**211 E. Ohio St., Unit 2720, Chicago, IL, 60611**

City of Chicago  
Dept. of Revenue  
**599694**

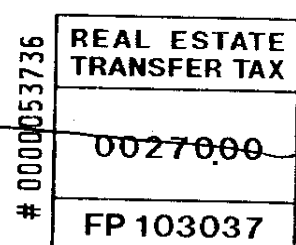
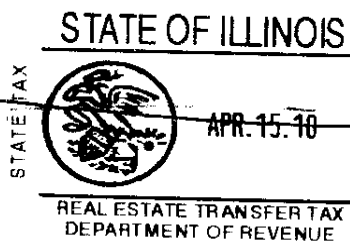
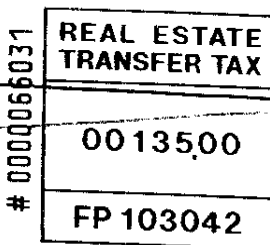
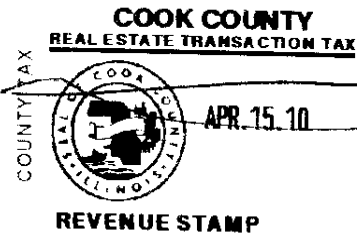


Real Estate  
Transfer  
Stamp

**\$2,835.00**

4/15/2010 9:05  
dr00198

Batch 979.735



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**Fannie Mae a/k/a Federal National Mortgage Association**

PLACE CORPORATE SEAL HERE

By: *[Signature]*  
As Attorney in Fact

STATE OF IL )  
COUNTY OF Cook ) SS

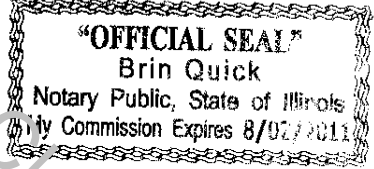
I, Brin Quick the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Andrew Nelson, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose 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.

GIVEN under my hand and official seal this 12th day of March, 2010.  
*[Signature]*

My commission expires:

NOTARY PUBLIC  
8/2/2011

This instrument was prepared by PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300, Chicago, IL 60602



Exempt under the provision of \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Agent.

PLEASE SEND SUBSEQUENT TAX BILLS TO:

Lisa Phillips  
211 E. Ohio St., Unit 2720  
Chicago, IL 60611

*DEPT. OF Cook County Clerk's Office*

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## EXHIBIT A

Parcel 1: Unit No. 2720 in the Grand Ohio Condominium, as delineated on a Survey of the following described real estate: Part of Block 20 in Kinzie's Addition to Chicago, being a Subdivision of the North fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, together with easement created by Document No. 8491432 as amended by Document No. 26279882, Easement created by Document No. 17543160 and Easement created by Document No. 26150981; which Survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document No. 99613754 together with its undivided percentage interest in the common elements.

Parcel 2: Easements for the benefit of Parcel 1 for ingress, egress, use, support, maintenance and enjoyment as set forth in the Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements recorded as Document No. 99613753.

Parcel 3: Valet parking right appurtenant to Parcel 1 to have one passenger vehicle parking in parking area as set forth in the Declaration of Condominium recorded as Document No. 99613754.

Property of Cook County Clerk's Office