

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

13015075 ANTIC
(1/2)



Doc#: 1127249105 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/29/2011 01:46 PM Pg: 1 of 3

Above Space for Recorder's use only

THIS AGREEMENT made this 11th day of Aug., 2011, between Federal National Mortgage Association, a/k/a Fannie Mae, a party of the first part, and John Castellani, of 309 W Mueller Street, Arlington Heights IL 60004, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of One Hundred Twelve Thousand Dollars and no/100 (\$112,000.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

ALL OF THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO-WIT:

PARCEL 1: UNIT 2-A-1-2 IN DEER RUN CONDOMINIUM, PHASE 2, AS DELINEATED ON A SURVEY OF CERTAIN LOTS IN VALLEY VIEW, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1983 AS DOCUMENT NUMBER 26535491, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM RECORDED JULY 24, 1985 AS DOCUMENT NUMBER 85116690, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT "A" IN VALLEY VIEW SUBDIVISION AFORESAID, AS CREATED BY GRANT OF EASEMENT RECORDED JULY 24, 1985 AS DOCUMENT NUMBER 85116689. SITUATED IN COOK COUNTY, ILLINOIS.

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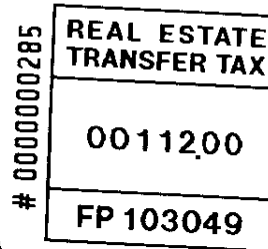
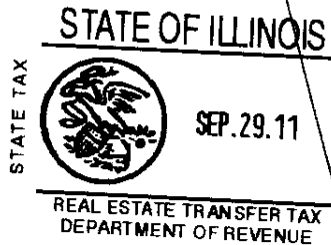
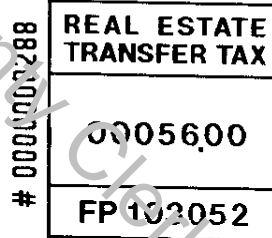
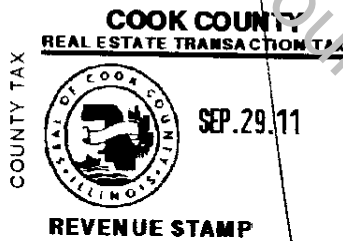
SUBJECT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR DEER RUN CONDOMINIUM, PHASE II RECORDED 7/24/1985 IN DOCUMENT #85116690; AS AMENDED 5/19/1986 IN DOCUMENT #86198267; AS AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP FOR DEER RUN CONDOMINIUM, PHASE II RECORDED 6/17/2008 IN DOCUMENT #0816939053

SUBJECT TO ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY DEED IN LIEU OF FORECLOSURE FROM MURFORD L. GRUHLKE RECORDED 11/05/2010 IN DOCUMENT #1030922052, IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK, ILLINOIS.

PROPERTY ADDRESS: 717 N. DEER RUN DRIVE, UNIT 2-A-1-2, PALATINE, IL 60067

PARCEL #02-15-111-019-1005



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In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, this 11 day of Aug, 2011.

Federal National Mortgage Association

IMPRESS
CORPORATE SEAL
HERE

By: ~~STEPHANIA JACKSON~~ PRESIDENT
Ass't Vice President

Darren White, Vice President *RS*

Attest: _____
Secretary

DALLAS

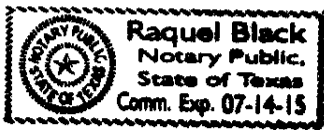
State of Texas, County of _____ ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that

IMPRESS
NOTARIAL SEAL
HERE

STEPHANIE JACKSON personally known to me to be the
ASST. VICE PRESIDENT president of the corporation, and personally known to

me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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 11 day of Aug, 2011



Commission Expires _____
Raquel Black

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
Liberty Title & Escrow Company
1575 South County Trail
East Greenwich, RI 02818

MAIL TO & SEND TAX BILLS TO:
John Castellani
309 W Meuller Street
Arlington Heights IL 60004

OR RECORDER'S OFFICE BOX NO. _____