

UNOFFICIAL COPY



Doc#: 1203250006 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/01/2012 11:38 AM Pg: 1 of 4

Commitment Number: 2895538
Seller's Loan Number: C101244

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
7367A, E. Kemper Road, Cincinnati, Ohio 45249. (513) 247-9605.

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

City of Chicago
Dept. of Revenue
618010

1/11/2012 10:30
dr00347



Real Estate
Transfer
Stamp

\$57.75

Batch 4,021,714

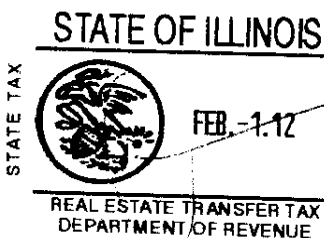
Mail Tax Statements To: 1112 Price Ave., Columbia, SC 29201
MO SEVEN LLC

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
25-02-105-048

SPECIAL/LIMITED WARRANTY DEED

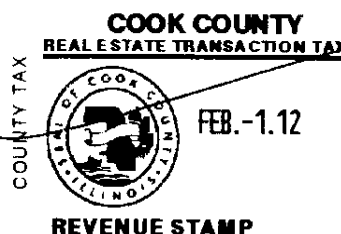
Federal National Mortgage Association, whose mailing address is 14421 Dallas Parkway, Suite 100, Dallas, TX 75256, hereinafter grantor, for \$5,350.00 (Five Thousand Three Hundred and Fifty Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to MO SEVEN LLC, hereinafter grantee, whose tax mailing address is 1112 Price Ave., Columbia, SC 29201, the following real property:

All that certain parcel of land situate in the County of Cook, State of Illinois, described as follows: Lots 17 and 18 in Block 4 in Dauphin Park Subdivision of that part of the North 3/4 of the West 1/2 of Section 2, Township 37 North, Range 14, East of the Third Principal Meridian, lying West of the Illinois Central Railroad, in Cook County, Illinois.
Property Address is: 820 E. 89TH STREET, CHICAGO, IL 60619.



0000000952

REAL ESTATE TRANSFER TAX
0000550
FP 103051



0000000952

REAL ESTATE TRANSFER TAX
0000275
FP 103048

UNOFFICIAL COPY

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **1036126141**

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Executed by the undersigned on 1/23, 2012:

Federal National Mortgage Association

By: **ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact**

By: *[Signature]*

Name: Christopher Daniel

Title: AVP

POA
Recorder 9/22/2011
1126557094

STATE OF PA
COUNTY OF DeWitt

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 23 day of JANUARY, 2012, by Christopher Daniel of **ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for Federal National Mortgage Association**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Hettie S. Grondin, Notary Public
Cecil Twp., Washington County
My Commission Expires April 8, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

[Signature]
NOTARY PUBLIC
My Commission Expires 4/8/2015

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph N/A Section 31-45, Property Tax Code.

Date: N/A

N/A
Buyer, Seller or Representative

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

State of ~~Illinois~~ PA } SS.

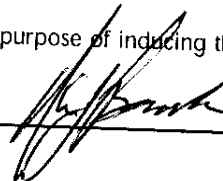
County of Beaver

I, Kevin Burkert, being duly sworn on oath, states that grantee resides at 1112 PRCP AVE, Columbia, SC 29201. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



SUBSCRIBED and SWORN to before me

this 23 day of JANUARY, 2012



COMMONWEALTH OF PENNSYLVANIA
 Notarial Seal
 Hettie S. Grondin, Notary Public
 Cecil Twp., Washington County
 My Commission Expires April 8, 2015
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES