

UNOFFICIAL COPY

9-17
TEAM GIT

4408418(1/2)



Doc#: 1226257217 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/18/2012 11:34 AM Pg: 1 of 3

MAIL TO:
Kenyatta D. Taylor
1. S. Leavitt # 307
CHICAGO, IL 60608
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 16 day of July, 2012., 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 **Kenyatta D. Taylor**, 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:

SEE ATTACHED EXHIBIT A *a single person.*

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): 17-18-102-057-1051/1019
PROPERTY ADDRESS(ES):

1 South Leavitt Unit 307, Chicago, IL, 60612

Street,

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Fannie Mae a/k/a Federal National Mortgage Association

Katherine G. Ito
By

AS ATTORNEY IN FACT

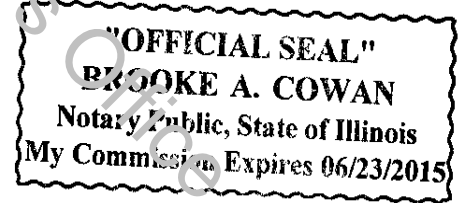
STATE OF Ill)
COUNTY OF Cook) SS

Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. Ito, 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 10 day of July, 2012.

Brooke A. Cowan
NOTARY PUBLIC
06/23/15

My commission expires



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

PLEASE SEND SUBSEQUENT TAX BILLS TO:

Kenyatta D Taylor
1 S. Leavitt #307
Chicago, IL 60612

REAL ESTATE TRANSFER 09/06/2012



CHICAGO: \$1,252.50
CTA: \$501.00
TOTAL: \$1,753.50

17-18-102-057-1051 | 20120701602631 | 600RB6

REAL ESTATE TRANSFER 09/06/2012



COOK \$83.50
ILLINOIS: \$167.00
TOTAL: \$250.50

17-18-102-057-1051 | 20120701602631 | QXVUYH

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EXHIBIT A

PARCEL 1: UNIT 307 AND UNIT P-17 IN ONE SOUTH LEAVITT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 1 TO 6, BOTH INCLUSIVE, IN ABNER TAYLOR'S MADISON STREET SUBDIVISION OF THAT PART OF THE WEST 2.5 CHAINS OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0412744053, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0412744052.

Property of Cook County Clerk's Office