## **UNOFFICIAL COPY**



Doc#: 1306633085 Fee: \$42.00 Karen A. Yarbrough RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 03/07/2013 01:18 PM Pg: 1 of 3

FIRST AMERICAN TITLE ORDER # 2352133

3800-1822 REO #C125717

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to Matthew Broscio, individually, address: 3715 N Sheffield Ave, #2, Chicago, IL 50613, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

UNIT 208 IN RAVENSWOOD LOFTS CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
VARIOUS PARCELS OF LAND IN S.E. GROSS' SUBDIVISION OF LOT 19 TO 30, BOTH INCLUSIVE, IN BLOCK 9 IN GROSS' NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWESTERLY 1/2 OF THE LAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 12, 1993 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 93922479, TOGETHER WITH ITS UNDIVIDED PERCENTAGE

Commonly known as: 3201 N. Ravenswood Ave, #208, Chicago, IL 60657 Property Index No. 14-19-434-046-1019

INTEREST IN THE COMMON ELEMENTS.

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for 2012,2013 and subsequent years;
- (b) provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded as document 93922479 and any amendments thereto;

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

1306633085D Page: 2 of 3

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Docht Colling \$92.00 \$184.00 \$276.00 \$1,932.00 \$1,380.00 \$552.00 14-19-434-046-1019 | 201322, 1604304 | CE1ZDP 02/27/2013 14-19-434-046-1019 | 20130201604304 | 8PJXUR ILLINOIS. TOTA-COOK TOTAL: CTA CHICAGO: REAL ESTATE TRANSFER REAL ESTATE TRANSFER

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And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

- 1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and,
- 2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this \_\_\_\_\_ day of February, 2013.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG LTD. Attorney in Fact

By:

Holder & Limited POA

SELLER IS EXEMPT FROM PAYMENT OF STATE TAXES AND TAX STAMP ON DEEDS PURSUANT TO 12 U.S.C. 1723a(c)(2).

STATE OF ILLINOIS COUNTY OF COOK

I, Mirela S losef, a Notary Public in and for suid County, in the State aforementioned, DO HEREBY CERTIFY that <u>Daniel H. Olswarg</u>, personally known to me to be the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his 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  $\frac{12^n}{4}$  day of February, 2013.

Prepared by: A May 10 1 Hauselman, Rappin & Olswang, Ltd.

39 S. LaSalle Street, Suite 1105

Chicago, IL 60603 (312) 372-2020 Notary Public

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Chicago Il 40051