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Doc#: 1309235030 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/02/2013 12:09 PM Pg: 1 of 4

MAIL TO:
Alex Chales
100 W Monroe St #711
Chicago IL 60603
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 25 day of February, 2013., between **Fannie Mae a/k/a Federal National Mortgage Association**, a corporation created and existing under and by virtue of 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 **Jamer Adegbenro(6445 N Oakley Ave #1, Chicago 60645, County of Cook, State of Illinois)**, 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

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): 11-30-315-018-1002 / 11-30-315-018- 1005

PROPERTY ADDRESS(ES): 7354 North Seeley Avenue, Unit 2, Chicago, IL, 60645

FIRST AMERICAN TITLE
ORDER # 2410976

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Property of Cook County Clerk's Office

03/21/2013	
REAL ESTATE TRANSFER	\$300.00
CHICAGO:	\$120.00
CTA:	\$420.00
TOTAL:	
11-30-315-018-1002 20130201604253 QPK05U	

03/21/2013	
REAL ESTATE TRANSFER	\$20.00
COOK	\$40.00
ILLINOIS:	\$60.00
TOTAL:	
11-30-315-018-1002 20130201604253 JSR39L	

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Fannie Mae a/k/a Federal National Mortgage Association

Katherine G. File
By

AS ATTORNEY IN FACT

STATE OF IL)
) SS
COUNTY OF COOK)

I, Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. File, 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.

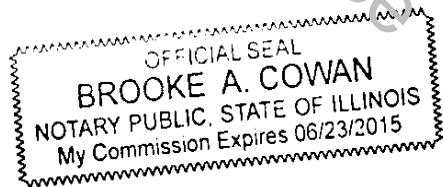
Signed or attested before me on 25 day of February, 2013.

Brooke A. Cowan

NOTARY PUBLIC

My commission expires 6/23/15

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



PLEASE SEND SUBSEQUENT TAX BILLS TO:

JAMES ADEGBENRO
7354 N. SEELEY AVE #2
CHICAGO, IL 60645

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EXHIBIT A

PARCEL 1:
UNIT 2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE
INTEREST IN THE COMMON ELEMENTS IN 7354 NORTH SEELEY
CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION
RECORDED AS DOCUMENT NO. 24887511, IN THE SOUTHWEST QUARTER
OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL
2: UNIT P-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST
IN THE COMMON ELEMENTS IN 7354 NORTH SEELEY CONDOMINIUM AS
DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS
DOCUMENT NO. 24887511, IN THE SOUTHWEST QUARTER OF SECTION
30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office