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Doc#: 1320344091 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/22/2013 04:13 PM Pg: 1 of 4

Commitment Number: 3173455
Seller's Loan Number: C1216S4

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

Mail Tax Statements To: 1112 Price Ave, Columbia, SC 29201

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
21-31-417-003

SPECIAL WARRANTY DEED

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$2,350.00 (Two Thousand Three Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenant of special 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, being more particularly described as follows: **Lot 46 in Block 27 in Circuit Court Partition of the Southeast 1/4 of Section 31, Township 38 North, Range 15 East of the Third Principal Meridian, according to the plat thereof recorded March 4, 1885 in Book 19 of Plats Page 70 in Cook County, Illinois.**

Property Address is: **8505 MUSKEGON AVE, CHICAGO, IL 60617**

City of Chicago
Dept. of Finance

648296



Real Estate
Transfer
Stamp

\$26.25

7/22/2013 13:43

DR43142

Batch 6,810,341

\$54.00

4 pages

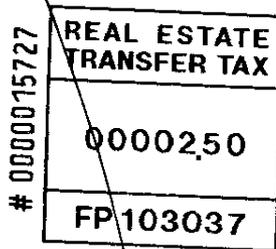
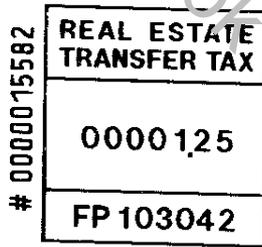
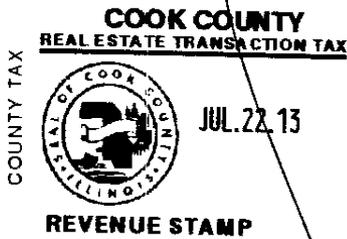
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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller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

Prior instrument reference: Instr. 1307445069



Property of Cook County Clerk's Office

UNOFFICIAL COPY

Executed by the undersigned on 524, 2013:

Federal National Mortgage Association

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

By: 

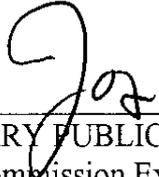
Name: Christopher Daniels

Title: AUP

A Power of Attorney relating to the above described property was recorded on 10/24/2011 at Document Number: Doc. # 1129747007.

STATE OF Pennsylvania
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 24 day of my, 2013, by Christopher Daniels 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.

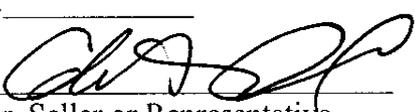

NOTARY PUBLIC
My Commission Expires _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jody L. Mayer, Notary Public
Hopewell Twp., Beaver County
My Commission Expires 10/16, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**MUNICIPAL TRANSFER STAMP
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP
(If Required)**

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative

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Plat Act Affidavit

STATE OF Pennsylvania)

DOCUMENT NUMBER _____

) SS
COUNTY OF Beaver)

Christopher Daniel

I, (Name) _____, being duly sworn on oath, state that I/We own of are acting as the attorney in fact on behalf of the owner and state that this property 8505 MUSKEGON AVE, CHICAGO, IL 60617, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyance made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land 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.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the Cook COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this 21 day of May, 2013.

[Signature]
(Signature)

NOTARY: _____

[Signature]
(seal)

COMMONWEALTH OF PENNSYLVANIA
 Notarial Seal
 Jody L. Mayer, Notary Public
 Hopewell Twp., Beaver County
 My Commission Expires Nov. 16, 2016
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES