

# UNOFFICIAL COPY

1/2 2013-03919  
**SPECIAL WARRANTY DEED**  
Statutory (Illinois)  
(Corporation to Individual)



**Doc#: 1328249017 Fee: \$42.00**  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/09/2013 10:52 AM Pg: 1 of 3

MAIL TO:  
Siragusa Law & Associates, Ltd  
Dana C Siragusa  
25 E. Washington, Suite 700  
Chicago, IL 60602

NAME & ADDRESS OF TAXPAYER:  
Susannah E. Flanner  
1808 N Spaulding Avenue  
Chicago, IL 60647

PREVIOUS

THE GRANTOR: 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, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to Susannah E. Flanner, of 1714 W. Pierce Avenue Unit G, Chicago, IL 60622, party of the second part, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED



Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:


The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 13-35-409-046-1096; 13-35-409-050-0000

Property Address: 1808 N Spaulding Avenue, Chicago, IL 60647

REAL ESTATE TRANSFER		10/08/2013	
	<b>COOK</b>		\$91.00
	<b>ILLINOIS:</b>		\$182.00
	<b>TOTAL:</b>		\$273.00

13-35-409-046-1096 | 20130501607674 | UA1YR

REAL ESTATE TRANSFER		10/08/2013	
	<b>CHICAGO:</b>		\$1,365.00
	<b>CTA:</b>		\$546.00
	<b>TOTAL:</b>		\$1,911.00

13-35-409-046-1096 | 20130501607674 | 6MS1LN

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its Attorney-In-Fact, this X 30 day of X September, 2013.

Name of Corporation: Federal National Mortgage Association by: Freedman Anselmo Lindberg LLC, its Attorney-In-Fact

IMPRESS  
CORPORATE  
SEAL HERE

By X \_\_\_\_\_ (SEAL)  
Authorized Member - Steven Lindberg

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

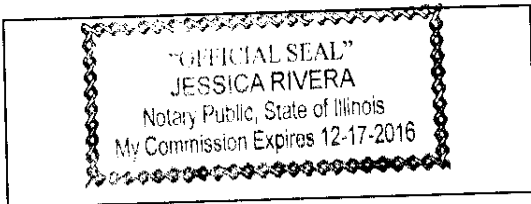
STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT X Steven Lindberg personally known to me to be the Authorized Member of Freedman Anselmo Lindberg LLC as Attorney-In-Fact for Federal National Mortgage Association, 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 severally acknowledged that as such Attorney-In-Fact, they signed and delivered the said instrument and caused the corporate seal of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this X 30 day of September, 2013

X Jessica Rivera  
Notary Public

My commission expires on X Dec 17, 2014



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_  
SECTION 4, REAL ESTATE TRANSFER ACT  
DATE:

NAME AND ADDRESS OF PREPARER:

Freedman Anselmo Lindberg LLC  
1771 W. Dichl Ste 250  
Naperville, IL 60563

\_\_\_\_\_  
Buyer, Seller or Representative

Property Address: 1808 N Spaulding Avenue, Chicago, IL 60647

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE653

PREMIER TITLE  
1350 W. NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS, IL 60004  
(847) 255-7100

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## EXHIBIT A

PARCEL 1:  
THAT PART OF BLOCK 10 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF BLOCK 10; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 10, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SPAULDING AVENUE, A DISTANCE OF 487.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 17.52 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 44.33 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 17.52 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 44.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
UNIT P-47, IN PARC LOFT CONDOMINIUMS OF SPAULDING, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF BLOCK 10 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID BLOCK, 297 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, AND RUNNING THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 124.95 FEET; THENCE WEST ALONG A LINE PERPENDICULAR TO SAID EAST LINE OF BLOCK 10, A DISTANCE OF 82.00 FEET, THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID WEST LINE A DISTANCE OF 9.55 FEET; THENCE WEST ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 95.44 FEET; THENCE NORTH ALONG A LINE 10.00 FEET EAST OF AND PARALLEL WITH THE NORTH AND SOUTH CENTERLINE OF BLOCK 10, A DISTANCE OF 135.91 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF BLOCK 10, A DISTANCE OF 177.45 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0600432037 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Office of Cook County Clerk's Office