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Doc#: 1332619047 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/22/2013 10:43 AM Pg: 1 of 3

MAIL TO:

Robert Cross
1255 N. Ashland
Chicago, IL 60622

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE made this 14 day of October, 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 **Justin Scales and Liliana Scales (4085 Som Center Rd, Moreland Hills 44022, County of Cuyahoga, State of Ohio)**, 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 _____ and the State of Illinois known and described as follows, to wit: as tenet by the entirety with rights of survivorship

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): 17-30-108-047-1003

PROPERTY ADDRESS(ES): 2324 South Oakley Avenue, Unit 3, Chicago, IL, 60608

FIRST AMERICAN

File # 2495554

192

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Fannie Mae a/k/a Federal National Mortgage Association

Katherine G. File
By: Pierce & Associates, P.C.
As Attorney in Fact
Katherine G. File

STATE OF IL)
COUNTY OF Cook) SS

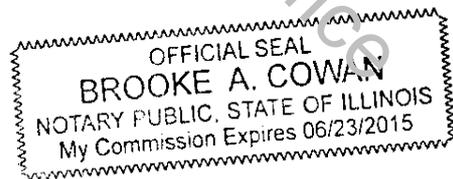
I, Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. File, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) 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 14 day of October, 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:

Justin Scabs
2324 South Oakley, unit 3
Chicago, IL 60608

REAL ESTATE TRANSFER	11/18/2013
CHICAGO:	\$1,395.00
CTA:	\$558.00
TOTAL:	\$1,953.00

17-30-108-047-1003 | 20131001603189 | 1P8SQH

REAL ESTATE TRANSFER	11/18/2013
COOK	\$93.00
ILLINOIS:	\$186.00
TOTAL:	\$279.00

17-30-108-047-1003 | 20131001603189 | VWFTXS

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EXHIBIT A

PARCEL 1:
PROPOSED UNIT NUMBER 3 IN THE 2324 SOUTH OAKLEY
CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING
DESCRIBED REAL ESTATE:

LOT 10 IN CHILD'S SUBDIVISION OF BLOCK
3 OF LAUGHTON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST
1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH
SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0619831073 TOGETHER
WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE
EXCLUSIVE RIGHT TO THE USE OF P-3 AND S-3, LIMITED COMMON
ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE
DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER
0619831073.

Property of Cook County Clerk's Office