

UNOFFICIAL COPY



Doc#: 1333019013 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/26/2013 10:16 AM Pg: 1 of 5

Commitment Number: 3216664
Seller's Loan Number: C121FNP

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,
FNF's National Lender Platform
1400 Cherrington Parkway
Moon Township, PA 15108

City of Chicago
Dept. of Finance
658683
11/25/2013 15:21
dr00764



Real Estate
Transfer
Stamp
\$37.50
Batch 7,366,189

Mail Tax Statements To: MO Seven, LLC: 1112 Price Ave., Columbia, SC 29201

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
20-29-112-024

SPECIAL WARRANTY DEED

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 11201, Dallas, TX 75254**, hereinafter grantor, for \$4,850.00 (Four Thousand Eight Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants 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 known and designated as follows: LOT 24 IN HECK'S SUBDIVISION OF BLOCK 7 IN JONES SUBDIVISION OF THE WEST HALF (EXCEPT 80 ACRES) OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 1406 W 72ND PL, CHICAGO, IL 60636

\$54.00

4 pages

UNOFFICIAL COPY

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 grantee forever.

Prior instrument reference: **Instr. 1317044095**

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Executed by the undersigned on 10-29, 2013:

Federal National Mortgage Association

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

By: 

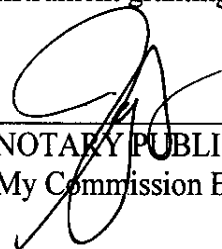
Name: Christopher Daniel

Title: Att

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 ALLEGHENY

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 29 day of OCT, 2013, by Christopher Daniel 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

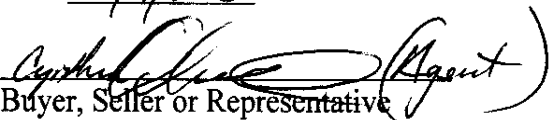
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jody L. Meyer, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Nov. 15, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**MUNICIPAL TRANSFER STAMP
(If Required)**

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

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

Date: 11/7/2013


Buyer, Seller or Representative

UNOFFICIAL COPY

Plat Act Affidavit

STATE OF PA)
COUNTY OF Allegheny) SS

DOCUMENT NUMBER 3216604

I, (Name) FNMA, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 1406 W 72ND PL, CHICAGO, IL 60636, 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 _____ 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.

[Signature]
(Signature)

SUBSCRIBED and SWORN to before me this 29 day of Oct, 2013

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

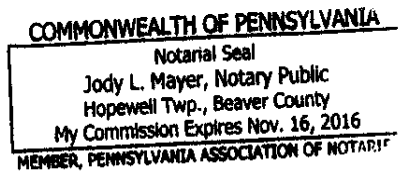
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10/29, 2013

[Signature]
Signature of Grantor or Agent



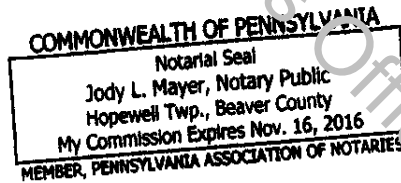
Subscribed and sworn to before
Me by the said Christopher Daniel
this 29 day of Oct,
2013.

NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 10/24, 2013

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Jeffrey Kirkwood
This 29 day of Oct,
2013.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)