

UNOFFICIAL COPY

13-03905

Statutory (Illinois)
(Corporation to Limited Liability Company)



Doc#: 1333755006 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/03/2013 11:26 AM Pg: 1 of 3

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 valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Aliena and Convey to

Kap One Investments LLC 4529 South Michigan A Series

a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 1000 N. Milwaukee Av., Chicago, IL 60642, party of the second part, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

UNIT 2 IN THE 4529 S. MICHIGAN AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 12 FEET 2 INCHES OF LOT 32 AND THE SOUTH 20 FEET AND 8 INCHES OF LOT 33 IN BLOCK 1 IN WINSTON'S SUBDIVISION OF THE SOUTH 34 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, IN TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 4, 2006 AS DOCUMENT 0600445113 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto 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, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, and with the party of the second part, their 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): 20-03-314-043-1002

Address(es) of Real Estate: 4529 South Michigan Avenue, Unit 2, Chicago, IL 60653

SEE EXHIBIT C ATTACHED HERETO

REAL ESTATE TRANSFER	12/02/2013
COOK	\$35.25
ILLINOIS:	\$70.50
TOTAL:	\$105.75



20-03-314-043-1002 | 20131101605550 | NNJ2YC

REAL ESTATE TRANSFER	12/02/2013
CHICAGO:	\$528.75
CTA:	\$211.50
TOTAL:	\$740.25



20-03-314-043-1002 | 20131101605550 | 1SS8LS

BT

PREMIER TITLE

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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 these presents by its Authorized Member, this X 26 day of X November, 2013.

NAME OF CORPORATION: Federal National Mortgage Association
by: Freedman Anselmo Lindberg LLC as its Attorney-In-Fact

BY: X Thomas J. Anselmo
Authorized Member - Thomas J. Anselmo

IMPRESS
CORPORATE
SEAL HERE

IMPRESS
NOTARIAL
SEAL HERE

State of Illinois, County of Dupage ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Thomas J. Anselmo 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 in person and severally acknowledged that as such Authorized Member, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors 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 official seal, this X 26 day of X November, 2013

Commission expires X 4 10 2014 Jennifer J. Rethwisch
NOTARY PUBLIC

Property Address: 4529 South Michigan Avenue, Unit 2, Chicago, IL 60653

THIS INSTRUMENT WAS PREPARED BY:

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



MAIL TO:

Eric Feldman & Associates PC
Eric Feldman
120 W. Madison Street Suite 920
Chicago,, IL 60602

OR RECORDERS OFFICE BOX NO. _____

SEND SUBSEQUENT TAX BILLS TO:

Kap One Investments LLC 4529 South Michigan A Series
1000 N. Milwaukee Ave
Chicago, IL 60642

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

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EXHIBIT C

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$84,120 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$84,120 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Property of Cook County Clerk's Office