



40006501 12

Doc#: 1400947004 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/09/2014 11:47 AM Pg: 1 of 3

GIT (1-6)

MAIL TO:

IL Law Group  
1525 W. Homer St, ste 303  
Chicago, IL 60654

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 3 day of December, 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 **Maxwell Rittner (1 W Superior St Apt 1910, Chicago 60654, County of Cook, State of Illinois)**, 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 Cook** and the State of Illinois known and described as follows, to wit:

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): 17-09-227-030-1070/1267

PROPERTY ADDRESS(ES): 630 North State Street Unit 1609, Chicago, IL, 60616<sup>54</sup>

REAL ESTATE TRANSFER	12/31/2013
 CHICAGO:	\$1,770.00
CTA:	\$708.00
TOTAL:	\$2,478.00

17-09-227-030-1070 | 20131101606999 | 2ELNCW

REAL ESTATE TRANSFER	12/31/2013
 COOK	\$118.00
 ILLINOIS:	\$236.00
TOTAL:	\$354.00

17-09-227-030-1070 | 20131101606999 | HHGPJW

# UNOFFICIAL COPY

**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

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 acknowledge 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.

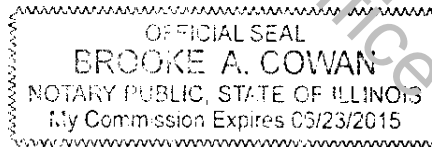
Signed or attested before me on 3 day of December, 2013.  
Brooke A. Cowan

NOTARY PUBLIC

My commission expires

12/3/15

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:

Maxwell Rittner  
630 N. State Street, Unit 1609  
Chicago, IL 60654

# UNOFFICIAL COPY

## EXHIBIT A

PARCEL 1: UNIT 1609 AND PARKING SPACE P-401 IN 630 NORTH STATE PARKWAY CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE: PARTS OF LOTS 1 AND 2 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. AND PART OF THE SOUTH 1/2 OF BLOCK 37 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTIONAL OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. AND THE EAST 20 FEET 2 INCHES (20.17 FEET) OF LOTS 1 AND 2 AND ALL OF LOTS 3 AND 4 OF THE ASSESSOR'S DIVISION OF LOT 16 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE NORTH 1/2 OF BLOCK 37 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 13, 2000 AS DOCUMENT NUMBER 00890083, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER THE PROPERTY DESCRIBED IN EXHIBIT B ("RETAIL PARCEL") ATTACHED TO AGREEMENT AND DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS MADE BY AND BETWEEN 630 N. STATE PARKWAY L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND TRIAD INVESTORS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, DATED JUNE 23, 1999 AND RECORDED JUNE 24, 1999 AS DOCUMENT NUMBER 99608646 AND CREATED BY DEED FROM TRIAD INVESTORS, L.L.C. TO 630 N. STATE PARKWAY, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY RECORDED JUNE 24, 1999 AS DOCUMENT NUMBER 99608644.