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Doc#: 1402316092 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/23/2014 04:25 PM Pg: 1 of 5

Commitment Number: 3222771
Seller's Loan Number: C121V49

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
1200 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: KAJA Holdings 2, LLC: 1112 Price Ave., Columbia, SC 29201

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
21-30-300-033-1001**

SPECIAL WARRANTY DEED

Federal National Mortgage Association, whose mailing address is 14221 Dallas Pkwy. Suite 11201 Dallas, TX 75254, hereinafter grantor, for \$4,500.00 (Four Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **KAJA Holdings 2, LLC**, hereinafter grantee, whose tax mailing address is 1112 Price Ave., Columbia, SC 29201, the following real property:

ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS: PARCEL 1: UNIT 1N IN 7530-32 SOUTH PHILLIPS CONDOMINIUM AS DELINEATED UPON THE PLAT OF SURVEY OF THE REAL ESTATE DESCRIBED AS FOLLOWS: LOTS 28 AND 29 IN BLOCK 4 IN SOUTH SHORE PARK, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EXCLUSIVE USE AND POSSESSION OF THE LIMITED COMMON

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ELEMENT DESIGNATED GARAGE L.C.E. G1 ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, AS DOCUMENT NO. 00813023.

Property Address is: 7530 S PHILLIPS AVE APT 1N, CHICAGO, IL 60649

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 any wise 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: **Doc. 1305834988**

City of Chicago
Dept. of Finance
659880

1/23/2014 15:11
dr00193



Real Estate
Transfer
Stamp

\$33.75

Batch 7,585,852

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Executed by the undersigned on 12-12-13, 2013:

Federal National Mortgage Association

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

By: 

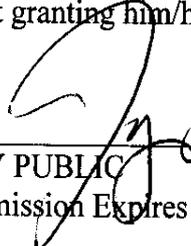
Name: Christopher Daniel

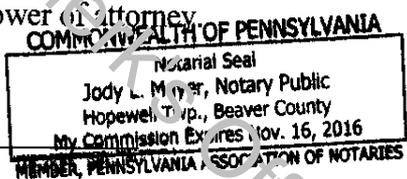
Title: Attorney

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 12 day of Dec, 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 _____



MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: 1/23/2014
Paul White
Buyer, Seller or Representative

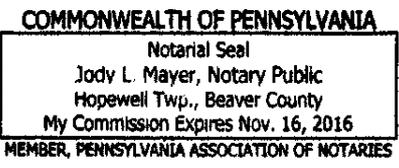
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STATEMENT BY GRANTOR AND GRANTEE

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 12-12, 2013

[Signature]
Signature of Grantor or Agent



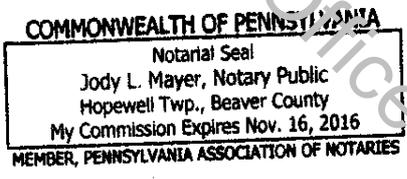
Subscribed and sworn to before
Me by the said Christopher Daniel
this 12 day of Dec,
2013.

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 12-11, 2013

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Jeffrey Kirkwood
This 11 day of Dec,
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.)