

# UNOFFICIAL COPY

1/2  
2013-07541

**SPECIAL WARRANTY DEED**  
JOINT TENANCY  
Statutory (Illinois)  
(Corporation to Individual)



Doc#: 1402449014 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/24/2014 10:44 AM Pg: 1 of 4

MAIL TO:

Attorney at Law  
Thomas N. Radek  
200 West Main Street  
Cary, IL 2799 60013

NAME & ADDRESS OF TAXPAYER:

Jack-Ky Wang and  
Fang-Yi Cheng Wang  
1448 N. Western Avenue Unit #2A  
Chicago, IL 60622

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 good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to Jack-Ky Wang and Fang-Yi Cheng Wang, of 1067 Ridgeview, Inverness, IL 60010, party of the second part, not in Tenancy in Common, but as Joint Tenants, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

PARCEL 1: UNIT 2A AND P-4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1448 NORTH WESTERN AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0733303060, IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
PARCEL 2: EXCLUSIVE USE FOR ROOF DECK AND STORAGE PURPOSES IN AND TO ROOF DECK NO. RD-2, AND STORAGE SPACE NO. S-1, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or 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, to 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): 16-01-215-056-1001; 16-01-215-056-1010

SEE EXHIBIT C ATTACHED HERETO

Property Address: 1448 N. Western Avenue Unit #2A, Chicago, IL 60622

REAL ESTATE TRANSFER		01/22/2014
	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00

16-01-215-056-1001 | 20131001607931 | 6Z8BEW

REAL ESTATE TRANSFER		01/22/2014
	CHICAGO:	\$2,100.00
	CTA:	\$840.00
	TOTAL:	\$2,940.00

16-01-215-056-1001 | 20131001607931 | 3JB61F

PREMIER TITLE

# UNOFFICIAL COPY

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 the presents by its Authorized Member, this X 15 day of X JANUARY, 2014.

IMPRESS  
CORPORATE SEAL  
HERE

Name of Corporation: Federal National Mortgage Association by:  
Freedman Anselmo Lindberg LLC as its Attorney-In-Fact

By X \_\_\_\_\_ (SEAL)  
Authorized Member - Steven Lindberg

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

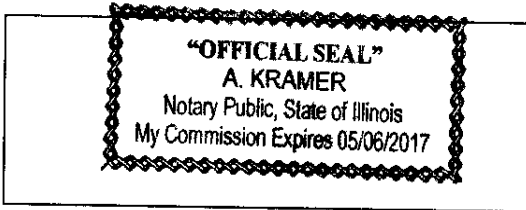
STATE OF Illinois )  
County of DuPage )

I, the undersigned, a Notary Public in and for said County, in the 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 this day 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, 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 notarial seal, this X 15 day of JANUARY, 2014

X \_\_\_\_\_  
Notary Public

My commission expires on X MAY 06, 2017



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH B  
SECTION 31-45, REAL ESTATE TRANSFER ACT  
DATE: 1/15/14

NAME AND ADDRESS OF PREPARER:

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

\_\_\_\_\_  
Buyer, Seller or Representative  
**Steven C. Lindberg**

Property Address: 1448 N. Western Avenue Unit #2A, Chicago, IL 60622

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE652

**PREMIER TITLE**  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-671-2111

# UNOFFICIAL COPY

## EXHIBIT C

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$336,000.00 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 \$336,000.00 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

# 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 of Assignment of Beneficial Interest in 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 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.

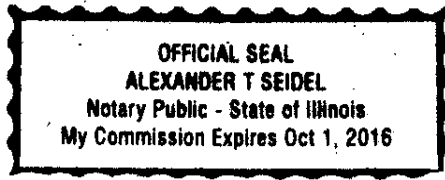
Dated JAN 22, 2014

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me

By the said [Signature]  
This 22 day of JANUARY, 2014

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 of 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.

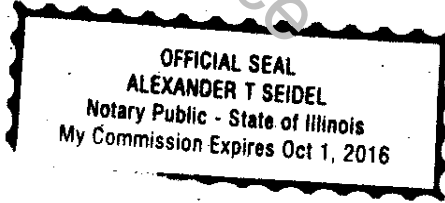
Date JAN 22, 2014

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me

By the said [Signature]  
This 22 day of JANUARY, 2014

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.)