

UNOFFICIAL COPY



Doc#: 1407947041 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/20/2014 10:38 AM Pg: 1 of 3

GIT (375)

40005655 1/2

MAIL TO:

JOHN A. ZIMMERMAN
1425 W. CAUMONT AVE
CHICAGO IL 60640
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 27 day of January, 2014., 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 **Charles Sansone and Catherine Geretti (4152 S Berkeley Ave, Chicago 60653, 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:

TENANTS by THE ENTIRETY

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 hereunder 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): 20-11-212-126-1003

PROPERTY ADDRESS(ES): 1300 East Hyde Park Boulevard Unit 2^A, Chicago, IL, 60615

UNOFFICIAL COPY

Fannie Mae a/k/a Federal National Mortgage Association



By: Pierce & Associates, P.C.
As Attorney in Fact
~~Katherine G. File~~

Andrew J. Nelson

STATE OF IL)
COUNTY OF COOK) SS

Brooke A. Cowan

I, Andrew J. Nelson the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Andrew J. Nelson, 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 acknowledged 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 27 day of JANUARY, 2014.



NOTARY PUBLIC

My commission expires

01/23/15



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:


Charles Sansone
1300 E. Hyde Park Blvd #2
Chicago IL 60615

REAL ESTATE TRANSFER 03/13/2014

	COOK	\$150.00
	ILLINOIS:	\$300.00
	TOTAL:	\$450.00

20-11-212-126-1003 | 20130901607045 | PEEB13

REAL ESTATE TRANSFER 03/13/2014

	CHICAGO:	\$2,250.00
	CTA:	\$900.00
	TOTAL:	\$3,150.00

20-11-212-126-1003 | 20130901607045 | QWA9KZ

UNOFFICIAL COPY

EXHIBIT A

UNIT 2-"A" AS DELINEATED ON SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE HEREINAFTER REFERRED AS PARCEL: LOTS 129, 130 AND 131 IN DUNHAM'S SUBDIVISION OF THE SOUTH 661 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 9 FEET OF EACH SIDE LOT TAKEN OR USED FOR WIDENING 51ST STREET, NOW KNOWN AS HYDE PARK BOULEVARD) IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY PARK THIRTEEN CORPORATION, RECORDED AS DOCUMENT 22353855 TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office