

# UNOFFICIAL COPY

Send tax bills to:  
Return to: 322 New Salem St.  
Park Forest, IL 60466  
c/o Gene Finley IV



Doc#: 1407922007 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/20/2014 08:41 AM Pg: 1 of 3

FIRST AMERICAN TITLE  
ORDER # 2454839

3800-2226  
REO #C130751

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, P.O. Box 650043, Dallas, TX 75265-0043, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to Gene Finley IV, individually, address: 1224 W Van Buren St, #318, Chicago, IL 60607, GRANTEE(S), all of the following described premises situated in Lake County, Illinois, to-wit:

UNIT 318 AND PARKING SPACE P-112 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VB 1224 LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENTS NO. 0710015038, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1224 W Van Buren St, #318, Chicago, IL 60607  
Property Index No. 17-17-117-045-1035 and 17-17-117-045-1159

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for 2013 2<sup>nd</sup> installment, 2014 and subsequent years;
- (b) building setback lines, rights, easements, limitations, covenants, conditions and/or restrictions of record;
- (c) rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any;
- (d) provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded as document 0710015038 and any amendments thereto;

REAL ESTATE TRANSFER 03/18/2014



CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00

17-17-117-045-1035 | 20140301603259 | K2KK2K

REAL ESTATE TRANSFER 03/18/2014



COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00

17-17-117-045-1035 | 20140301603259 | RLQFJL

COOK COUNTY RECORDERS OFFICE

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And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and,
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this 10 day of March, 2014.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG, LTD. Attorney in Fact

By [Signature]  
Holder of Limited POA

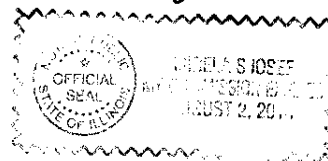
STATE OF ILLINOIS  
COUNTY OF COOK

I, Mirela S. Iosef, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Daniel H. Olswang, personally known to me to be the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA 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 acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his 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 10<sup>th</sup> day of March, 2014.

[Signature]  
Notary Public

Prepared by:  
Hauselman, Rappin & Olswang, Ltd.  
39 S. LaSalle Street, Suite 1105  
Chicago, IL 60603  
(312) 372-2020



SELLER IS EXEMPT FROM PAYMENT OF STATE TAXES AND TAX STAMPS ON DEEDS PURSUANT TO 12 U.S.C. 1723a(c)(2).

Exempt under provisions of Paragraph 5

Section 4, Real Estate Transfer tax Act.

3/17/14  
Date [Signature]  
Buyer, Seller or Representative

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**First American**

First American Title Insurance Company  
8707 West 95th Street  
Hickory Hills, IL 60457  
Phone: (708)430-2932  
Fax: (866)596-4854

## STATEMENT BY GRANTOR AND GRANTEE

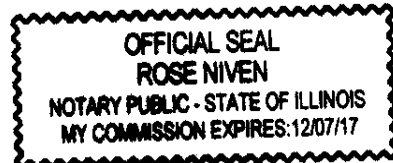
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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: March 17, 2014

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_, affiant, on March 17, 2014.

Notary Public Rose Niven



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 acquire and hold title to real estate in Illinois, or other 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.

Dated: March 17, 2014

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_, affiant, on March 17, 2014.

Notary Public Rose Niven



Note: Any person who knowingly submits a false statement concerning the identity of a 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)