

UNOFFICIAL COPY

1/2

13 - 07144 - P+

SPECIAL WARRANTY DEED

Statutory (Illinois)
(Corporation to Individual)



Doc#: 1408455058 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/25/2014 10:28 AM Pg: 1 of 3

MAIL TO:

Attorney at Law
Anthony N. Panzica Sr.
2510 W. Irving Park Road, Suite 1
Chicago, IL 60618

NAME & ADDRESS OF TAXPAYER:

Jakrawut Janta
4233 N. Keeler Ave. Unit 1a
Chicago, IL 60641

PREMIER TITLE

THE GRANTOR: 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 having its principal office at the following address PO Box 650043, Dallas, TX 75265-0043 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 Jakrawut Janta, of 2528 W. Farragut Ave. Apt. 1W, Chicago, IL 60625, party of the second part, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

*married man

UNIT NUMBER 1-A AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED LOTS 9 AND 12 IN BLOCK 10 IN IRVING PARK, A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 15 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 26, 1971 AND KNOWN AS TRUST NUMBER 1666, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22091813, TOGETHER WITH AN UNDIVIDED PERCENTAGE 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 PLAT OF SURVEY) ALL 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, his/her 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, his/her 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): 13-15-410-032-1001

Property Address: 4233 North Keeler Ave. Unit 1a, Chicago, IL 60641

| REAL ESTATE TRANSFER | | 03/24/2014 | |
|---|-----------|------------|--------|
|  | COOK | | \$0.00 |
|  | ILLINOIS: | | \$0.00 |
| | TOTAL: | | \$0.00 |

13-15-410-032-1001 | 20140201602518 | HJ893H

| REAL ESTATE TRANSFER | | 03/24/2014 | |
|---|----------|------------|----------|
|  | CHICAGO: | | \$615.00 |
| | CTA: | | \$246.00 |
| | TOTAL: | | \$861.00 |

13-15-410-032-1001 | 20140201602518 | 2US0XH

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 Attorney-In-Fact, this X 20 day of X March, 2014.

IMPRESS
CORPORATE SEAL
HERE

Name of Corporation: Fannie Mae A/K/A Federal National Mortgage Association by: Freedman Anselmo Lindberg LLC, its Attorney-In-Fact

By X Thomas J Anselmo (SEAL)
Authorized Member - Thomas J. Anselmo

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

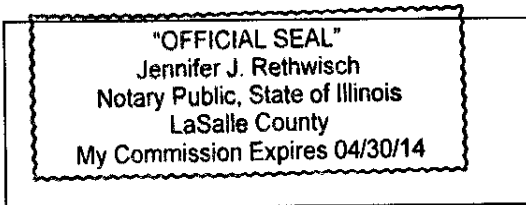
STATE OF Illinois)
)SS
County of Dupage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT X Thomas J. Anselmo personally known to me to be the Authorized Member of Freedman Anselmo Lindberg LLC as Attorney-In-Fact for Fannie Mae A/K/A 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 Attorney-In-Fact, 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 20 day of March, 2014

Jennifer Rethwisch
Notary Public

My commission expires on X 4-30, 2014



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH B
SECTION 31-45, REAL ESTATE TRANSFER ACT
DATE: 3-20 2014

NAME AND ADDRESS OF PREPARER:

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

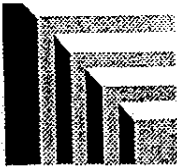
Thomas J. Anselmo
Buyer, Seller or Representative

Property Address: 4233 North Keeler Ave. Unit 1a, Chicago, IL 60641

** 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).

RE653

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111



PREMIER TITLE COMPANY

A policy issuing agent of Chicago Title & First American Title Insurance Companies

UNOFFICIAL COPY

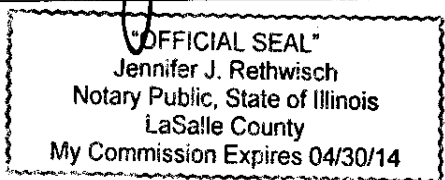
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantor 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 20, 2014

Signature: [Handwritten Signature] Grantor or Agent

Subscribed and sworn to before me this 20 day of March, 2014
Jennifer J. Rethwisch
Notary Public

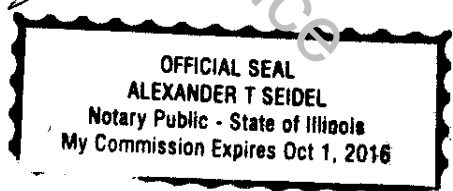


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 24, 2014

Signature: [Handwritten Signature] Grantor or Agent

Subscribed and sworn to before me this 24 day of March, 2014
Alexander T. Seidel
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)