

# UNOFFICIAL COPY



Doc#: 1412215046 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/02/2014 03:15 PM Pg: 1 of 5

Commitment Number: 3222749  
Seller's Loan Number: C1211JK

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

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No 18633  
ADDRESS 14824 EDBROOKE  
ISSUE 5-2-14 EXPIRED 6-2-14  
AMT 58  
TYPE MTS  
VILLAGE COMPTROLLER

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

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**29-09-207-025-0000**

## SPECIAL WARRANTY DEED

Federal National Mortgage Association, whose mailing address is 14221 Dallas Pkwy. Suite 11201 Dallas, TX 75254, hereinafter grantor, for \$5,850.00 (Five Thousand Eight Hundred Fifty 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 parcel of land situate in the County of Cook, State of Illinois: Lot 5 (except the south 33 feet and except the west 8 feet thereof) in block 1 in town and country homes fourth addition to Ivanhoe, being a subdivision of the south 1/2 of lot 2 in verhoeven's subdivision in the northeast 1/4 of section 9, township 36 north, range 14, east of the third principal meridian, in cook county, Illinois.

Property Address is: 14824 EDBROOKE AVE, DOLTON, IL 60419.

\$58.00

5 pages

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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 anywise 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: Instr. 1222122071

Property of Cook County Clerk's Office

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Executed by the undersigned on 12/12, 2013:

**Federal National Mortgage Association**

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

By: [Signature]

Name: Christopher Daniel

Title: Att

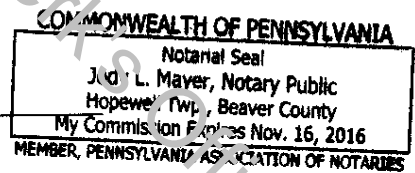
A Power of Attorney relating to the above described property was recorded on 10/24/2011 at Document Number: Doc # 129747007.

**Pennsylvania**

STATE OF \_\_\_\_\_  
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.

[Signature]  
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: 12/12/2013

[Signature]  
Buyer, Seller or Representative

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## Plat Act Affidavit

STATE OF PA )  
COUNTY OF Allegheny ) SS

DOCUMENT NUMBER 3222749

I, (Name) FNMA, being duly sworn on oath, state that I/We ~~own~~ are acting as the attorney in fact on behalf of the owner and state that this property 14824 EDBROOKE AVE, DOLTON, IL 60419, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the \_\_\_\_\_ COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this 12 day of Dec, 2017.

[Signature]  
(Signature)

NOTARY: [Signature]  
(seal)

**COMMONWEALTH OF PENNSYLVANIA**  
 Notarial Seal  
 Jody L. Mayer, Notary Public  
 Hopewell Twp., Beaver County  
 My Commission Expires Nov. 16, 2016  
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

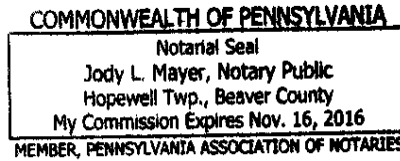
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## STATEMENT BY GRANTOR AND GRANTEE

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



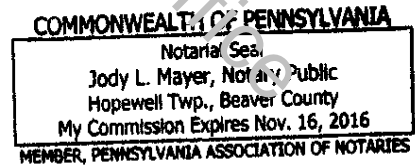
Subscribed and sworn to before  
Me by the said Christopher Daniel  
this 12 day of December  
2013.

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 12 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.)