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13-07933

Statutory (Illinois)

(Corporation to Limited Liability Company)



1417818044

Doc#: 1417818044 Fee: \$44.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 06/27/2014 11:26 AM Pg: 1 of 4

THE GRANTOR:

Fannie Mae A/K/A Federal National Mortgage Associationa 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 valuable consideration 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

Rod N Investment Group LLC

a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 2010 Lee St., Evanston, IL 60202, party of the second part, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOT 30 IN WELL'S SUBDIVISION OF BLOCK 8 IN STREET'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances therunto 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): 25-17-315-028-0000


Address(es) of Real Estate: 1230 West 109th Street, Chicago, IL 60643

SEE EXHIBIT C ATTACHED HERETO

PREMIER TITLE

REAL ESTATE TRANSFER TAX		26-Jun-2014	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00

25-17-315-028-0000 | 20140601607470 | 1-489-256-192

REAL ESTATE TRANSFER TAX		26-Jun-2014	
	CHICAGO:		217.50
	CTA:		87.00
	TOTAL:		304.50

25-17-315-028-0000 | 20140601607470 | 0-957-521-664

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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 these presents by its Authorized Member, this X 16 day of X JUNE, 2014.

NAME OF CORPORATION: Fannie Mae A/K/A Federal National Mortgage Association by: Freedman Anselmo Lindberg LLC as its Attorney-In-Fact

IMPRESS
CORPORATE
SEAL HERE

BY: X Thomas Anselmo
Authorized Member - Thomas J. Anselmo

IMPRESS
NOTARIAL
SEAL HERE

State of Illinois, County of Dupage ss. I, the undersigned, a Notary Public, in and for the County and 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 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 to be affixed thereto, pursuant to authority given by the Board of Directors 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 official seal, this X 16 day of June, 2014

Commission expires X March 06 2017 X Notary Public
NOTARY PUBLIC

Property Address: 1230 West 109th Street, Chicago, IL 60643

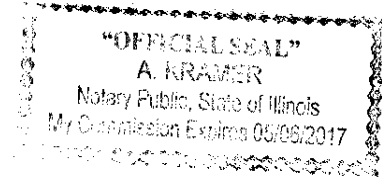
THIS INSTRUMENT WAS PREPARED BY:
Freedman Anselmo Lindberg LLC
1771 W. Diehl Ste 250
Naperville, IL 60563

COUNTY ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH
B SECTION 31-45, REAL ESTATE TRANSFER ACT
DATE: 6-16-14

MAIL TO:
Attorneys at Law
Jeffrey A. Jones
1389 E. Gartner Road
Naperville, IL 60540

Thomas Anselmo
Buyer, Seller or Representative

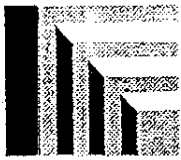
OR RECORDERS OFFICE BOX NO. _____



SEND SUBSEQUENT TAX BILLS TO:
Rod N Investment Group LLC
2010 Lee St.
Evanston, IL 60202

RE656

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

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STATEMENT BY GRANTOR AND GRANTEE

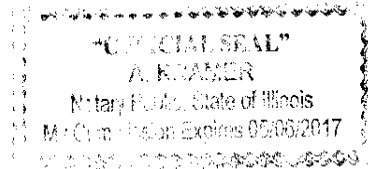
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 06-16, 2014

Signature: [Signature] Grantor or Agent

Subscribed and sworn to before me this 16 day of June, 2014

[Signature]
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 6-20, 2014

Signature: [Signature] Grantor or Agent

Subscribed and sworn to before me this 20 day of June, 2014

[Signature]
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.)

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EXHIBIT C

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$34800.00 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 \$34800.00 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