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SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION

Doc#: 1419022011 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/09/2014 08:21 AM Pg: 1 of 4

Preparer File: REO IL 13 2964
FATIC No.:

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043, Dallas, Texas 75265-0043, a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Micky Thakkar of 4601 Touhy Ave #807, Lincolnwood, IL. 60712 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

Permanent Real Estate Index Number(s): 10-34-102-022-1091 Vol. 0129

Address(es) of Real Estate: 4601 West Touhy Avenue #807
Lincolnwood, Illinois 60712

FIRST AMERICAN
File # 250231
142

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association, and attested by its this:

24th day of June, 2014

Fannie Mae A/K/A Federal National Mortgage Association

By:
Kenneth J. Johnson, Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association

REAL ESTATE TRANSFER TAX		27-Jun-2014
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

10-34-102-022-1091 | 20140601607972 | 1-179-533-056



First American
Title Insurance Company

Special Warranty Deed - Corporation

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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kenneth J. Johnson, personally known to me to be the Attorney In Fact of the Fannie Mae A/K/A Federal National Mortgage Association and , personally known to me to be the Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such that Kenneth J. Johnson and 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 24 day of June, 20 14.



Laketa Brown
Notary Public

Exempt under provisions of paragraph B Section 32-45, real estate transfer tax law.

Dated: 6-24-2014
[Signature]

Signature of Buyer, Seller, or Representative

Prepared by:
Johnson, Blumberg, & Associates, LLC
230 W. Monroe Street, Suite 1125
Chicago, Illinois 60606

Mail to:
or
Micky Thakker
4601 Touhy Ave #807
Lincolnwood, IL. 60712

Name and Address of Taxpayer:
Micky Thakker or
4601 West Touhy Avenue
Lincolnwood Illinois 60712



First American
Title Insurance Company

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Exhibit "A" – Legal Description

PARCEL 1:

UNIT 807 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LINCOLNWOOD SUITES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 23545366 IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE 101 AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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First American

First American Title Insurance Company
5215 Old Orchard Road
Skokie, IL 60077
Phone: (847)470-3190
Fax: (866)524-3882

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: June 25, 2014

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said _____
June 25, 2014.

Notary Public _____

[Handwritten signature of Grantor or Agent]
[Handwritten signature of Notary Public]
OFFICIAL SEAL
JAMES A. VESELY-HARTSHORNE
Notary Public, State of Illinois
My Commission Expires 11/19/14

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: June 25, 2014

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said _____
June 25, 2014.

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

OFFICIAL SEAL
JAMES A. VESELY-HARTSHORNE
Notary Public, State of Illinois
My Commission Expires 11/19/14