

# UNOFFICIAL COPY



Doc#: 1420333035 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/22/2014 11:41 AM Pg: 1 of 3

130366813553  
MAIL TO:  
John & Kristen Christensen  
2250 N. Baldwin Way, Unit 3A  
Palatine, IL 60074  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 12 day of June, 2014., between **Fannie Mae a/k/a Federal National Mortgage Association, (P.O. Box 650043, Dallas, TX 75265-0043)**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **John Leonard Christensen and Kristen Danielle Christensen (707 Whalom Ln, Schaumburg, IL 60173)**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever, not as tenants in common, nor as joint tenants, but as TENANTS BY THE ENTIRETY.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 02-01-101-003-1071

PROPERTY ADDRESS(ES): 2250 North Baldwin Way Unit 3A, Palatine, IL, 60074

REAL ESTATE TRANSFER TAX		27-Jun-2014
COUNTY:		53.75
ILLINOIS:		107.50
TOTAL:		161.25

02-01-101-003-1071 | 20140601607062 | 1-530-584-832



S Y  
P 3  
S N  
SC Y  
INT Y

Attorneys: Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

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**Fannie Mae a/k/a Federal National Mortgage Association**

By: Katherine G. File  
Pierce & Associates, P.C.  
As Attorney in Fact  
Katherine G. File

STATE OF IL )  
  ) SS  
COUNTY OF Cook )

I Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. File, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 12 day of June, 2014.  
Brooke A. Cowan

NOTARY PUBLIC

My commission expires

6/23/15

This Instrument was prepared by  
Amanda Griffin/PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300, Chicago, IL 60602



PLEASE SEND SUBSEQUENT TAX BILLS TO:  
John & Kristen Christensen  
7750 N. Baldwin Way, unit 3A  
Palatine, IL 60074

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## EXHIBIT A

PARCEL 1: UNIT 109-7 IN LAS HACIENDAS CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): PARTS OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1973 AND KNOWN AS TRUST NUMBER 46244, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22962239; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS AND COVENANTS DATED JANUARY 10, 1975 AND RECORDED JANUARY 14, 1975 AS DOCUMENT NO. 22962238 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1973 AND KNOWN AS TRUST NUMBER 46244 TO DAVID A. PHIPPS AND KAREN K. PHIPPS HIS WIFE DATED FEBRUARY 21, 1978 AND RECORDED NOVEMBER 4, 1977 AND RECORDED FEBRUARY 21, 1978 AS DOCUMENT NO. 24334084 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

Proprietary  
Cook County Clerk's Office