

# UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

14-Aug-2014



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

08-14-401-071-1117 | 20140801620326 | 1-750-734-976

Doc#: 1423222027 Fee: \$46.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Affidavit Fee: \$2.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 08/20/2014 09:38 AM Pg: 1 of 5

**WEST AMERICAN TITLE**  
**ORDER # 2501413**

3800-2674  
REO #C130VLQ

### SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, P.O. Box 650043, Dallas, TX 75265-0043, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to Nasaf Alliov and Mariya Alliova, address: 1103 S Hunt Club Dr, #428, Mt Prospect, IL 60056, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit: \* *Husband and wife, not as joint tenants and not as tenants in common, but as tenants by the entirety.*

PARCEL I: UNIT NUMBER 428 IN HUNT CLUB ON THE LAKE I CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREIN REFERRED TO AS "PARCEL"):

THAT PART OF LOT 1 IN KENROY'S HUNTINGTON, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD RINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, COVENANTS AND RESTRICTIONS FOR CONDOMINIUMS OF HUNTINGTON COMMONS APARTMENTS HOMES- SECTION NUMBER 1 CONDOMINIUM (HEREIN CALLED DECLARATION OF CONDOMINIUM), MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, NOT PERSONALLY, BUT SOLELY AS TRUSTEE UNDER A TRUST AGREEMENT DATED MAY 1, 1972 AND KNOWN AS TRUST NUMBER 76663, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS NUMBER 22511116, TOGETHER WITH ITS UNDIVIDED INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY), IN COOK COUNTY, ILLINOIS.

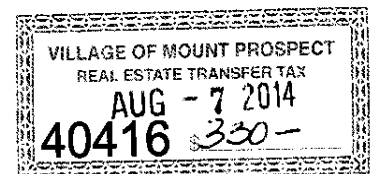
PARCEL II:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE CONDOMINIUM OF HUNTINGTON COMMONS HOMEOWNERS' ASSOCIATION DATED SEPTEMBER 17, 1973 AND RECORDED OCTOBER 2, 1973 AS DOCUMENT NUMBER 22499659, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

PARCEL III:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN AND CREATED BY DECLARATION OF EASEMENTS DATED FEBRUARY 11, 1971 AND RECORDED AS DOCUMENT NUMBER 21401332 AND FILED AS DOCUMENT 2543467, MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 33425, 35280, 19237 AND 28948 AND BY AN EASEMENT AGREEMENT AND GRANT DATED AUGUST 23, 1971 AND RECORDED AUGUST 24, 1971 AS DOCUMENT NUMBER 21595957 AND AS AMENDED BY AN AMENDMENT RECORDED MARCH 7, 1972 AS DOCUMENT NUMBER 21828994 MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 42301 AND 28948 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 1103 S Hunt Club Dr, #428, Mt Prospect, IL 60056



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Property Index No. 08-14-401-071-1117

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for 2014 and subsequent years;
- (b) building setback lines, rights, easements, limitations, covenants, conditions and/or restrictions of record;
- (c) rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any;
- (d) provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded as document 22511116 and any amendments thereto;

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

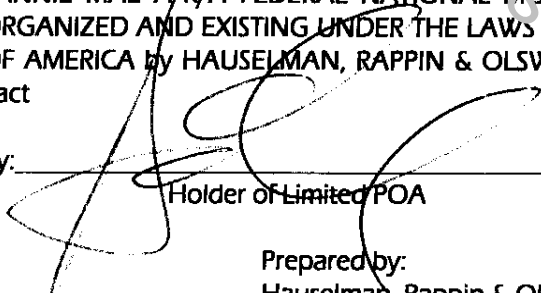
And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

- 1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and,
- 2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this 5 day of August, 2014.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG, LTD. Attorney in Fact

TAX BILLS TO  
 NASAF A.  
 ALILOV 4  
 MARIYA I.  
 ALILOVA  
 1103 Hyatt Club DR 428  
 Mt. Prospect IL 60056

By:   
Holder of Limited POA

Prepared by:  
Hauselman, Rappin & Olswang, Ltd.  
39 S. LaSalle Street, Suite 1105  
Chicago, IL 60603  
(312) 372-2020

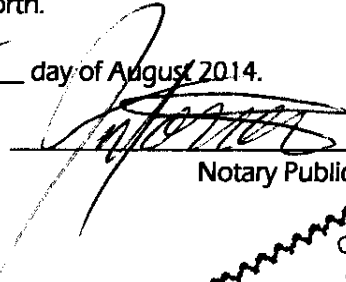
STATE OF ILLINOIS  
COUNTY OF COOK

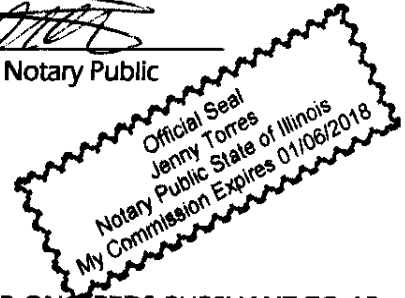
I, Jenny Torres, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Daniel H. Olswang, personally known to me to be the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE

# UNOFFICIAL COPY

UNITED STATES OF AMERICA 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 acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his 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 5 day of August 2014.

  
\_\_\_\_\_  
Notary Public



Prepared by: *email to*  
Hauselman, Rappin & Olswang, Ltd.  
39 S. LaSalle Street, Suite 1105  
Chicago, IL 60603  
(312) 372-2020

SELLER IS EXEMPT FROM PAYMENT OF STATE TAXES AND TAX STAMP ON DEEDS PURSUANT TO 12 U.S.C. 1723a(c)(2).

EXEMPT UNDER PROVISIONS OF PARAGRAPH B OF SECTION 31-45 PROPERTY TAX CODE

8-8-14   
Date Signature

PROPERTY OF Cook County Clerk's Office

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EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT NUMBER 428 IN HUNT CLUB ON THE LAKE I CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREIN REFERRED TO AS "PARCEL"):

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Permanent Index #'s: 08-14-401-071-1117 Vol. 0049

Property Address: 1103 Hunt Club Dr, #428, Mount Prospect, Illinois 60056



**First American**

**UNOFFICIAL COPY**

First American Title Insurance Company  
2355 South Arlington Heights Road  
Suite 350  
Arlington Heights, IL 60005  
Phone: (847)290-6370  
Fax: (866)563-7611

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.

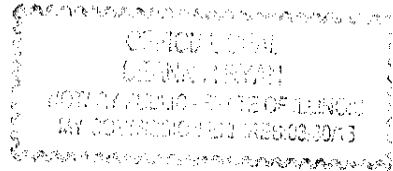
Dated: August 05, 2014

Signature: [Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me by the said Agent, affiant, on August 08, 2014.

Notary Public [Handwritten 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 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: August 08, 2014

Signature: [Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before me by the said Agent, affiant, on August 08, 2014.

Notary Public [Handwritten Signature]



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.)