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PREPARED BY:

Codilis & Associates, P.C.
Brian P. Tracy, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527



Doc#: 1429319060 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/20/2014 10:53 AM Pg: 1 of 3

MAIL TAX BILL TO:

Si Miao
731 Sunfish Point
Unit # 151C, Schaumburg
IL 60194

MAIL RECORDED DEED TO:

CATHERINE HW's
2300 N. Barrington Rd #400
Hoffman Estates, IL 60169

SPECIAL WARRANTY DEED

1/3
THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, of P.O. Box 650043 Dallas, TX 75265-0043, a corporation organized and existing under the laws of the United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE:

Si Miao,
of 4221 N. Bloomington Ave #202 Arlington Heights, IL 60004,
all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 151C AS DESCRIBED IN SURVEY DELINEATED IN AND ATTACHED TO A PART OF DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 13TH DAY OF JULY, 1976 AS DOCUMENT NUMBER 2880917, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: THAT PART OF LOT 4 IN DUNBAR LAKES, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 4 AFORESAID; THENCE SOUTH 00 DEGREES 41 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF LOT 4 AFORESAID 117.92 FEET TO A POINT (HEREINAFTER REFERRED TO AS POINT "A"); THENCE CONTINUE SOUTH 00 DEGREES 41 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE 586.40 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 42 SECONDS WEST 200.50 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 18 SECONDS EAST 432.55 FEET; THENCE NORTH 39 DEGREES 19 MINUTES 03 SECONDS WEST 93.21 FEET TO A POINT (HEREINAFTER REFERRED TO AS POINT "B"); THENCE CONTINUE NORTH 39 DEGREES 19 MINUTES 03 SECONDS WEST 118.21 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 4 AFORESAID (BEING AN ARC CONVEX SOUTHERLY AND HAVING A RADIUS OF 1040.00 FEET) AND 24.84 FEET SOUTHWESTERLY (AS MEASURED ALONG SAID NORTHERLY LINE OF LOT 4) OF A POINT OF TANGENCY (HEREINAFTER REFERRED TO AS POINT "C"); THENCE EASTERLY ALONG SAID NORTHERLY LINE A DISTANCE OF 24.84 FEET TO A POINT "C" AFORESAID; THENCE NORTH 50 DEGREES 40 MINUTES 57 SECONDS EAST ALONG THE TANGENT TO THE LAST DESCRIBED ARC FOR A DISTANCE OF 42.16 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG AN ARC CONVEX NORTHERLY AND HAVING A RADIUS OF 285.00 FEET FOR A DISTANCE OF 199.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 18 MINUTES 42 SECONDS EAST ALONG THE TANGENT TO LAST DESCRIBED ARC FOR A DISTANCE OF 101.69 FEET TO THE NORTHEAST CORNER OF LOT 4 AFORESAID AND THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 4 AFORESAID; THENCE SOUTH 00 DEGREES 41 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF LOT 4 AFORESAID 117.92 FEET TO POINT "A" (HEREINBEFORE DESCRIBED); THENCE NORTH 89 DEGREES 18 MINUTES 42 SECONDS WEST 162.52 FEET; THENCE

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Special Warranty Deed - *Continued*


SOUTH 50 DEGREES 40 MINUTES 57 SECONDS WEST 127.81 FEET TO POINT "B" (HEREINBEFORE DESCRIBED); THENCE NORTH 39 DEGREES 19 MINUTES 03 SECONDS WEST 118.21 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 4 AFORESAID (BEING AN ARC CONVEX SOUTHERLY AND HAVING A RADIUS OF 1040.00 FEET) AND SAID POINT BEING 24.84 FEET SOUTHWESTERLY (AS MEASURED ALONG SAID NORTHERLY LINE OF LOT 4) OF POINT "C" (HEREINBEFORE DESCRIBED); THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 24.84 FEET TO POINT "C" (HEREINBEFORE DESCRIBED); THENCE NORTH 50 DEGREES 40 MINUTES 57 SECONDS EAST ALONG THE TANGENT TO LAST DESCRIBED ARC FOR A DISTANCE OF 42.16 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG AN ARC CONVEX NORTHERLY AND HAVING A RADIUS OF 285.00 FEET FOR A DISTANCE OF 199.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 18 MINUTES 42 SECONDS EAST ALONG THE TANGENT TO LAST DESCRIBED ARC FOR A DISTANCE OF 101.69 FEET TO THE NORTHEAST CORNER OF LOT 4 AFORESAID AND THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 07-23-101-011-1015

PROPERTY ADDRESS: 731 Sunfish Point Unit #151C, Schaumburg, IL 60194

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 grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Dated this _____ 2014


VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
25468 \$ 104.00



Fannie Mae A/K/A Federal National Mortgage Association
By: [Signature]
Cedilis & Associates, P.C., its Attorney in Fact

STATE OF _____)
COUNTY OF _____) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Brian Tracy Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, 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 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.

Given under my hand and notarial seal, this _____ 2014

[Signature]
Notary Public
My commission expires: _____

REAL ESTATE TRANSFER TAX		16-Oct-2014
	COUNTY:	82.00
	ILLINOIS:	164.00
	TOTAL:	246.00

07-23-101-011-1015 | 20141001635373 | 0-936-193-152



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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Brian Tracy, being duly sworn on oath, states that _____ resides at 15W030 W. Frontage Rd. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: Burr Ridge, IL 60527

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered 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. Amended by P.A. 80-118, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Brian Tracy

SUBSCRIBED and SWORN to before me

this 8 day of Sept., 2014.
Janel Solis

