

# UNOFFICIAL COPY



Mail Recorded Deed to:  
Neil Kaiser  
716 Lee Street  
Des Plaines, IL 60016

Doc#: 1503533021 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/04/2015 11:37 AM Pg: 1 of 3

Mail Tax Bill to:  
Cornel Birsan  
5920 N. Kenmore Ave, #202  
Chicago, IL 60660

FANC # 2403847  
4800-100

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FEDERAL HOME LOAN MORTGAGE CORPORATION, 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 Cornel Birsan, address: 5920 N Kenmore Ave, #202, Chicago, IL 60660, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

UNIT NO. 202 IN PRINCETON HOUSE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

LOTS 1, 2, 3 AND THE NORTH 15 FEET OF LOT 4 IN BLOCK 19 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1320 FEET OF THE SOUTH 1913 FEET THEREOF AND THE RIGHT OF WAY OF THE CHICAGO EVANSTON AND LAKE SUPERIOR RAILROAD) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25271247, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly Known as: 5920 N Kenmore Ave, #202, Chicago, IL 60660  
Parcel Identification No.: 14-05-401-041-1004

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

- (a) general real estate taxes for the 2014 and of subsequent year;
- (b) building set back lines, easements, covenants, conditions and/or restrictions of record;
- (c) provisions, conditions, covenants, restrictions, options, assessments and easements as created by the Declaration of Condominium recorded as Document Number 25271247 and any amendments thereto; provisions, conditions and limitations as created by the Condominium Property Act

S Y  
P 366  
S N  
SC Y  
INT DB

REAL ESTATE TRANSFER TAX	30-Jan-2015
CHICAGO:	337.50
CTA:	0.00
TOTAL:	337.50

14-05-401-041-1004 | 20150101660317 | 1-660-440-192

REAL ESTATE TRANSFER TAX	30-Jan-2015
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-05-401-041-1004 | 20150101660317 | 0-543-444-608

# UNOFFICIAL COPY

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 FEDERAL HOME LOAN MORTGAGE CORPORATION, has caused these presents to be signed on its behalf, this 26<sup>th</sup> day of January, 2015.

FEDERAL HOME LOAN MORTGAGE CORPORATION, by Hauselman, Rappin & Olswang, Ltd. by Power of Attorney

By: [Signature]  
Name: DANIEL H. OLSWANG, Partner

Exempt under provisions of Paragraph 9, Section 31-45, Real Estate Transfer Tax Act. Date 1-20-15  
Buyer, Seller, or Representative

STATE OF ILLINOIS

COUNTY OF COOK

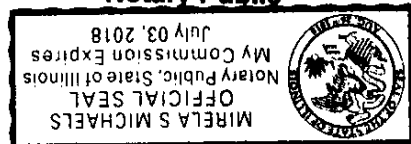
I, Mirela S Michaels, a Notary Public in and for said County in the State aforementioned, DO HEREBY CERTIFY that DANIEL H. OLSWANG, personally known to me to be a partner of Hauselman, Rappin & Olswang, Ltd., as Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION, a corporation organized and operating under the laws of the United States of America, on behalf of said corporation, 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 26<sup>th</sup> day of January, 2015

Mirela S Michaels

Notary Public

SELLER IS EXEMPT FROM PAYMENT OF STATE TAXES AND TAX STAMPS ON DEEDS 12 U.S.C. 1452(e)



# UNOFFICIAL COPY




**First American**

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.

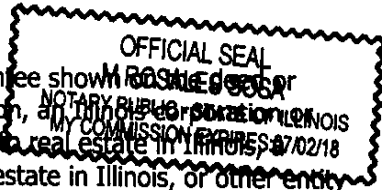
Dated: January 28, 2015

Signature:   
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_, affiant, on January 28, 2015.

Notary Public 

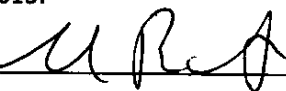
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: January 28, 2015

Signature:   
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_, affiant, on January 28, 2015.

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.)

