

SPECIAL WARRANTY DEED

Statutory (Illinois)
(Corporation to Individual)



1504918044

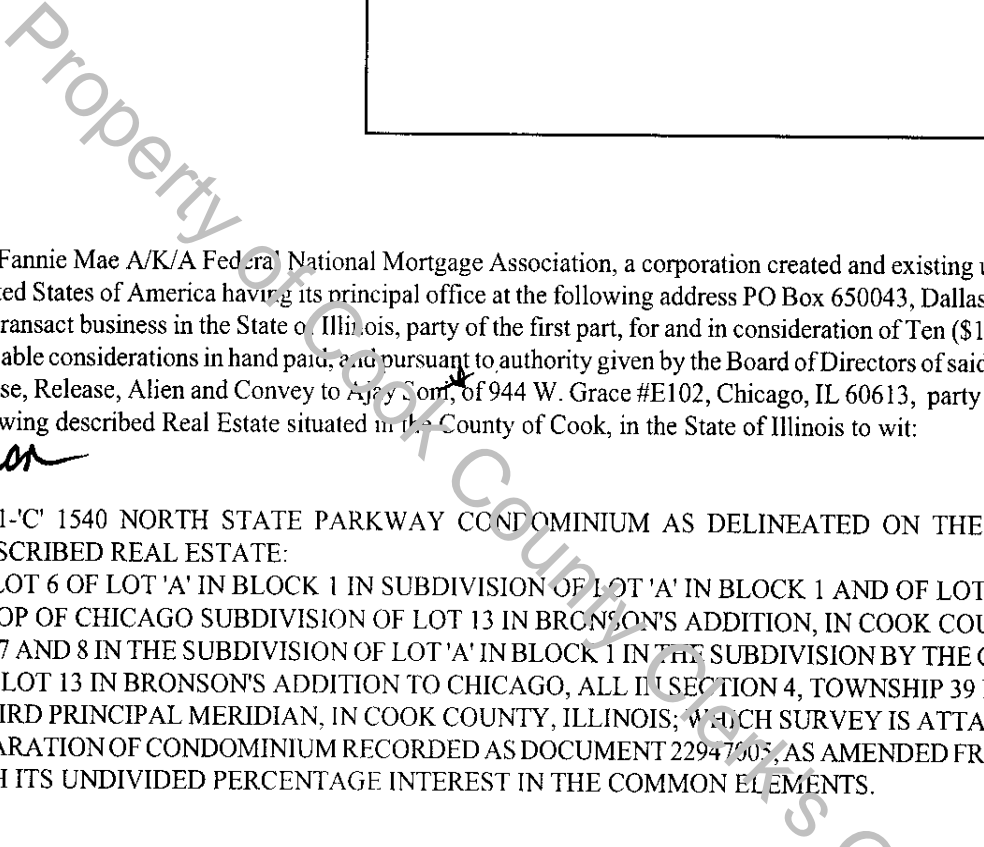
Doc#: 1504918044 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/18/2015 01:00 PM Pg: 1 of 3

MAIL TO:

Attorney At Law
John J. Zachara
39 S. La Salle Street, Suite 500
Chicago, IL 60603

NAME & ADDRESS OF TAXPAYER:

Ajay Soni
1540 N. State Pkwy., #1C
Chicago, IL 60610



THE GRANTOR: Fannie Mae A/K/A Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the United States of America having its principal office at the following address PO Box 650043, Dallas, TX 75265-0043 and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to Ajay Soni, of 944 W. Grace #E102, Chicago, IL 60613, party of the second part, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

unimproved non

UNIT NUMBER 1-'C' 1540 NORTH STATE PARKWAY CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: SUB LOT 6 OF LOT 'A' IN BLOCK 1 IN SUBDIVISION OF LOT 'A' IN BLOCK 1 AND OF LOT 'A' IN BLOCK 2 IN CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION, IN COOK COUNTY, ILLINOIS.
PARCEL 2: LOTS 7 AND 8 IN THE SUBDIVISION OF LOT 'A' IN BLOCK 1 IN THE SUBDIVISION BY THE CATHOLIC BISHOP OF CHICAGO OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO, ALL IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 22947005, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PREMIER TITLE

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 17-04-210-027-1001
Property Address: 1540 N. State Pkwy., #1C, Chicago, IL 60610

REAL ESTATE TRANSFER TAX		18-Feb-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

REAL ESTATE TRANSFER TAX		18-Feb-2015
	CHICAGO:	1,350.00
	CTA:	540.00
	TOTAL:	1,890.00

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its Attorney-In-Fact, this X3 day of February, 2015

IMPRESS
CORPORATE SEAL
HERE

Name of Corporation: Fannie Mae A/K/A Federal National Mortgage Association by: Anselmo Lindberg Oliver LLC, its Attorney-In-Fact

By X Thomas J. Anselmo (SEAL)
Authorized Member - Thomas J. Anselmo

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF Illinois)
County of Dupage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Thomas J. Anselmo personally known to me to be the Authorized Member of Anselmo Lindberg Oliver LLC as Attorney-In-Fact for Fannie Mae A/K/A Federal National Mortgage Association, 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 severally acknowledged that as such Attorney-In-Fact, they signed and delivered the said instrument and caused the corporate seal 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 notarial seal, this X3 day of February, 2015

Jennifer J. Rethwisch
Notary Public

My commission expires on July 2, 2018



COUNTY - ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH B
SECTION 31-45, REAL ESTATE TRANSFER ACT
DATE: 2-3-15

NAME AND ADDRESS OF PREPARER:

Anselmo Lindberg Oliver LLC
1771 W. Diehl Road, Suite 250
Naperville, IL 60563

Thomas J. Anselmo
Buyer, Seller or Representative

Property Address: 1540 N. State Pkwy., #1C, Chicago, IL 60610

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111
RE653

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STATEMENT BY GRANTOR AND GRANTEE

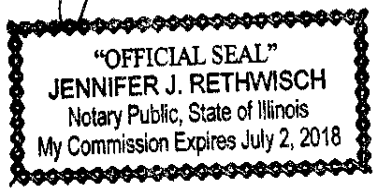
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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 February 3, 2015

Signature [Handwritten Signature] Grantor or Agent

Subscribed and sworn to before me this 3 day of February, 2015

[Handwritten Signature]
Notary Public



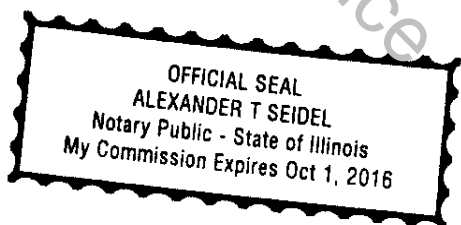
The Grantee or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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 FEB 12, 20 15

Signature [Handwritten Signature] Grantor or Agent

Subscribed and sworn to before me this 12 day of FEB, 2015

[Handwritten Signature]
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 provisions of Section 4 of the Illinois Real Estate Transfer Act.)