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GIT



Doc#: 1507857073 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/19/2015 11:10 AM Pg: 1 of 3

40013963 bms 1/2
MAIL TO:
Austin Jarrett Ltd
411 E. Business Center Dr #112
MT Prospect # 60056
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 10 day of March, 2015., 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 **Mark Snyder (1359 N Noble #2, Chicago, IL 60642)**, 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.

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): 17-05-107-051-1002

PROPERTY ADDRESS(ES): 1451 North Ashland Avenue Apt 2S, Chicago, IL, 60622

(3)

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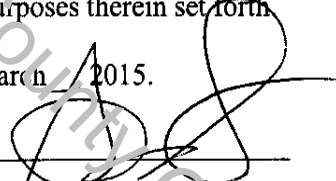
Fannie Mae a/k/a Federal National Mortgage Association


 By: _____
 Pierce & Associates, P.C.
 As Attorney in Fact
 Eddy Copot

STATE OF IL)
) SS
 COUNTY OF COOK)

I, Amanda K. Griffin the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Eddy Copot, 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.

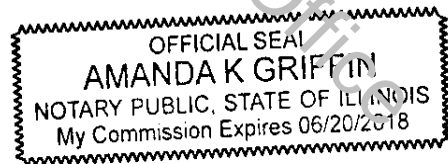
Signed or attested before me on 10 day of March 2015.



 NOTARY PUBLIC

My commission expires 6/20/2018

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:



Mark Zynder
1487 N. Ashland Ave #25
Chicago IL 60622

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EXHIBIT A


PARCEL 1: UNIT NO. 2S IN THE 1451 NORTH ASHLAND CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 97 AND 98 EXCEPT THAT PART THEREOF LYING WEST OF A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0533210129 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE (EXCLUSIVE) RIGHT TO THE USE OF P-2, S-6, R-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0533210129. PARCEL 3: EASEMENT FOR UTILITIES, SUPPORT, INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE 'COMMERCIAL SPACE' PORTION OF THE LAND AS CONTAINED IN AGREEMENT RECORDED NOVEMBER 28, 2005 AS DOCUMENT NO. 0533210128, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX 16-Mar-2015

		COUNTY:	141.25
		ILLINOIS:	282.50
		TOTAL:	423.75

17-05-107-051-1002 | 20150101655816 | 1-462-808-960

REAL ESTATE TRANSFER TAX 16-Mar-2015

	CHICAGO:	2,118.75
	CTA:	847.50
	TOTAL:	2,966.25

17-05-107-051-1002 | 20150101655816 | 1-446-752-640