

# UNOFFICIAL COPY

FIRST AND TITLE  
ORDER NO. 2541914

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
CORPORATION



Doc#: 1509042060 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/31/2015 11:00 AM Pg: 1 of 4

Preparer File: REO IL 14 3477  
FATIC No.:

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043, Dallas, Texas 75265-0043, a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Mohammad Bages, of 15727 PEGGY LN APT 5, OAK FOREST, IL. 60452 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

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 the grantor.

Permanent Real Estate Index Number(s): 28-17-416-009-1077 Vol. 0031

Address(es) of Real Estate: 15727 Peggy Lane, Unit 5  
Oak Forest, Illinois 60452

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association, and attested by its this:



24<sup>th</sup> day of March, 2015

Fannie Mae A/K/A Federal National Mortgage Association

By:   
Kenneth J. Johnson, Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association

S Y  
P 4  
S N  
GC Y  
INT TD  
GG

REAL ESTATE TRANSFER TAX 26-Mar-2015

	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

28-17-416-009-1077 | 20150301671734 | 2-140-899-712



First American  
Title Insurance Company

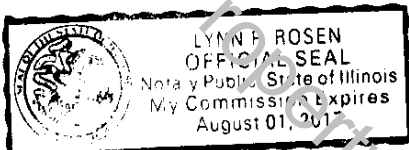
Special Warranty Deed - Corporation

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kenneth J. Johnson, personally known to me to be the Attorney In Fact of the Fannie Mae A/K/A Federal National Mortgage Association and , personally known to me to be the Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such that Kenneth J. Johnson and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors 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 official seal this 24<sup>th</sup> day of March, 2015.



[Signature]  
Notary Public

Exempt under provisions of paragraph B Section 32-45, real estate transfer tax law.

Dated: MARCH 24, 2015  
[Signature]

Signature of Buyer, Seller, or Representative

Prepared by:  
Johnson, Blumberg, & Associates, LLC  
230 W. Monroe Street, Suite 1125  
Chicago, Illinois 60606

Mail to:  
Mohammad Bages  
15727 PEGGY LN APT 5 7533 Pottawatomie  
OAK FOREST, IL 60452 Palos Heights, IL 60463

Name and Address of Taxpayer:  
Mohammad Bages  
15727 Peggy Lane, Unit 5 7533 Pottawatomie  
Oak Forest Illinois 60452 Palos Heights, IL 60463



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## Exhibit "A" – Legal Description

UNIT 7-5 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SHIBUI SOUTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 93168945, AS AMENDED FROM TIME TO TIME, IN THE WEST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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**First American**

First American Title Insurance Company  
8707 West 95th Street  
Hickory Hills, IL 60457  
Phone: (708)430-2932  
Fax: (866)596-4854

## STATEMENT BY GRANTOR AND GRANTEE

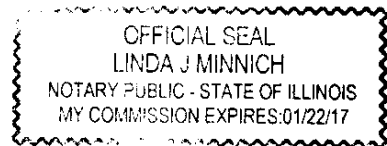
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: March 24, 2015

Signature: Rose Niven  
Grantor or Agent

Subscribed and sworn to before me by the said Rose Niven, affiant, on March 24, 2015.

Notary Public Linda J Minnich



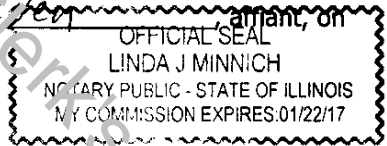
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: March 24, 2015

Signature: Rose Niven  
Grantee or Agent

Subscribed and sworn to before me by the said Rose Niven, affiant, on March 24, 2015.

Notary Public Linda J Minnich



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.)