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Doc#: 1509233044 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/02/2015 02:48 PM Pg: 1 of 4

3800-2685
REO #C120YNX

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, P.O. Box 650043, Dallas, TX 75265-0043, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, 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 Margaret Neely, address: 450 W Briar Pl, #12E, Chicago, IL 60657, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

NEELEY

UNIT 12E AND GC67 IN THE 450 BRIAR PLACE CONDOMINIUM, CREATED PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP FOR 450 BRIAR PLACE CONDOMINIUM, RECORDED IN COOK COUNTY, ILLINOIS ON JULY 8, 2005 DECLARATION NO. 0518944061 AND AS DELINEATED ON EXHIBIT C TO THE DECLARATION, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as: 450 W Briar Pl, #12E, Chicago, IL 60657
Property Index No. 14-28-103-065-1054 and 14-28-103-065-1208

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

- (a) general real estate taxes for the year of 2014, and subsequent years;
- (b) building setback lines, rights, easements, limitations, 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 0518944061 and any amendments thereto;

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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.

FIRST AMERICAN TITLE order # 2501505
1972

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 30-Mar-2015

 **CHICAGO:** 1,125.00
CTA: 0.00
TOTAL: 1,125.00

14-28-103-065-1054 | 20150301673241 | 1-580-951-936

REAL ESTATE TRANSFER TAX 30-Mar-2015

 **COUNTY:** 0.00
 **ILLINOIS:** 0.00
TOTAL: 0.00

14-28-103-065-1054 | 20150301673241 | 1-014-081-024

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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 FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this 16th day of March, 2015.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG, LTD. Attorney In Fact

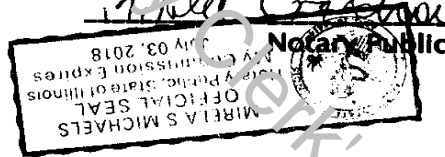
By: [Signature]
Holder of Limited POA

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 the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA 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 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 16th day of March, 2015.

Prepared by:
Hauselman, Rappin & Olswang, Ltd.
29 E. Madison St., Suite 950
Chicago, IL 60602
(312) 372-2020



SELLER IS EXEMPT FROM PAYMENT OF STATE TAXES AND TAX STAMP ON DEEDS PURSUANT TO 12 U.S.C. 1723a(6)(2).

EXEMPT UNDER PROVISIONS OF PARAGRAPH B OF SECTION 31-45 PROPERTY TAX CODE

3/16/15
Date Signature

Mail Deed To:

MARGARET NEELEY
450 W. BRIAR PL, #12E
CHICAGO, IL. 60657

Mail Tax Bill To:

MARGARET NEELEY
450 W. BRIAR PL, #12E
CHICAGO, IL. 60657

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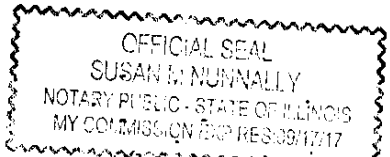
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 27, 2015

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 27 day of March, 2015
Notary Public Susan M. Nunnally

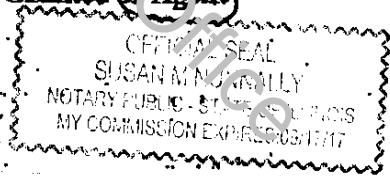


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation, authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date March 27, 2015

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 27 day of March, 2015
Notary Public Susan M. Nunnally



Note: Any person who knowingly submits a false statement concerning the identity of 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 Tax Act.)