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First American Title

Order # 2587309

Doc#: 1509801045 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/08/2015 11:47 AM Pg: 1 of 3

REAL ESTATE TRANSFER TAX 01-Apr-2015



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

16-31-127-058-1055 | 20150301674032 | 0-878-176-640

4800-531

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 Sandra Montes, address: 3303 S Grove Ave #602, Berwyn, IL 60402, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

PARCEL 1:

UNIT NUMBER 602 IN BERWYN MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 42, 43, 44, 45 AND 46 IN BLOCK 10 AND LOTS 17 AND 18 IN BLOCK 8 IN BERWYN, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, 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 NUMBER 00679521, TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF UNSOLD PARKING SPACES, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00679521. Commonly known as: 3303 S Grove Ave, #602, Berwyn, IL 60402 Property Index No. 16-31-127-058-1055

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 years;
- (b) 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 00679521; and any amendments thereto; provisions, conditions and limitations as created by the Condominium Property Act.

S. Y
P 3669
S
SC Y
INT

Mortgage Tax B.I.I. 7.
SANDRA MONTES
3303 S. GROVE, UNIT 602
BERWYN IL 60402

THE CITY OF REAL ESTATE
BERWYN, IL TRANSFER TAX
\$ 700.00
COLLECTOR'S OFFICE

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 24 day of March, 2015.

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

Exempt under provision of Paragraph B, Section 31-45 Property Tax Code.

3-31-15
Date

Daniel H. Olswang
Buyer, Seller or Representative

By: _____
Name: DANIEL H. OLSWANG, Partner

THIS INSTRUMENT WAS PREPARED BY:
Hauselman, Rappin & Olswang, Ltd.
29 E. Madison St., Suite 950
Chicago, Illinois 60602

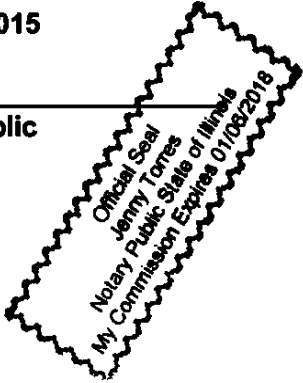
STATE OF ILLINOIS

COUNTY OF COOK

I, Jenny Torres, 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 24 day of March, 2015

Jenny Torres
Notary Public



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

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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 31, 2015

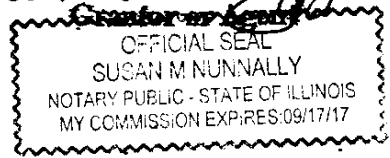
Signature: [Signature]

Subscribed and sworn to before me

By the said Agent

This 31 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 31, 2015

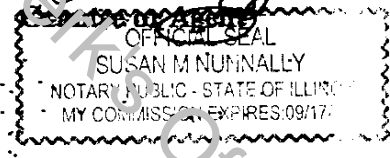
Signature: [Signature]

Subscribed and sworn to before me

By the said Agent

This 31 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.)