

UNOFFICIAL COPY

1/2 13-06263-PT
SPECIAL WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)



Doc#: 1509949066 **Fee:** \$42.00
RHSP Fee: \$9.00 **RPRF Fee:** \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/09/2015 09:06 AM Pg: 1 of 3

MAIL TO:
Attorney at Law
Jeremy Bell
2015 W. Fullerton
Chicago, IL 60647

NAME & ADDRESS OF TAXPAYER:
John T. Riedas Jr.
5025 W. Oakdale Ave.
Chicago, IL 60641

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 John T. Riedas Jr., of 5918 Edward Dr., Oak Forest, IL 60452, 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:

LOT 9 IN BLOCK 10 IN FALCONER'S SECOND ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Together with all and singular the hereditaments and appurtenances hereunto 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): 13-28-221-012-0000

Property Address: 5025 W. Oakdale Ave., Chicago, IL 60641

REAL ESTATE TRANSFER TAX		08-Apr-2015
	CHICAGO:	1,402.50
	CTA:	561.00
	TOTAL:	1,963.50

13-28-221-012-0000 | 20141001635635 | 0-810-563-968

REAL ESTATE TRANSFER TAX		08-Apr-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-28-221-012-0000 | 20141001635635 | 0-306-624-896

PREMIER TITLE

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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 X 2 day of X April, 2015.

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

IMPRESS
CORPORATE SEAL
HERE

By X *Douglas A. Oliver* (SEAL)
Authorized Member - Douglas A. Oliver

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

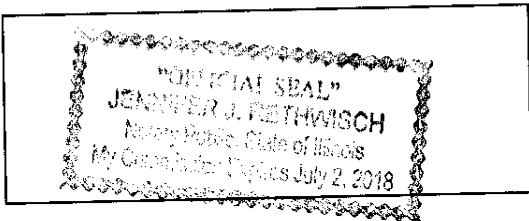
STATE OF Illinois)
County of Dupage)SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Douglas A. Oliver 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 X 2 day of April, 2015

Jennifer J. Bethwisch
Notary Public

My commission expires on X July 2, 2018



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH B
SECTION 31-45, REAL ESTATE TRANSFER ACT
DATE: 4-2-15

NAME AND ADDRESS OF PREPARER:

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

Douglas A. Oliver
Buyer, Seller or Representative

Property Address: 5025 W. Oakdale Ave., Chicago, IL 60641

** 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).

RE653

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

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STATEMENT BY GRANTOR AND GRANTEE

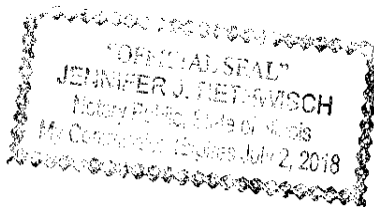
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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 April 2, 2015

Signature [Handwritten Signature] Grantor or Agent

Subscribed and sworn to before me this 2 day of April, 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 4/3/, 2015

Signature [Handwritten Signature] Grantee or Agent

Subscribed and sworn to before me this 3 day of April, 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.)