



Doc#: 1511426045 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/24/2015 11:41 AM Pg: 1 of 4



SPECIAL
WARRANTY DEED

First American Title
Order # 2624808
(10ft)

THIS INDENTURE, made this 12 day of April 2015, between **Fannie Mae A/K/A Federal National Mortgage Association**, P.O. Box 650043, Dallas, TX 75265-0043, **GRANTOR** a Corporation created and existing under and by virtue of the laws of the State of TX and **Bartlomiej Bobek, GRANTEE**, of 2257 Keystone Avenue, North Riverside, IL 60546, and duly authorized to transact business in the State of Illinois, WITNESSETH, that the Grantor for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, 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 legally described on **Exhibit A attached hereto**.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the grantor, for himself, and his successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that he has not done or suffered to be done, anything whereby the said premises hereby granted are, or January be, in any manner encumbered 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, he WILL WARRANT AND DEFEND, subject to those exceptions listed on **Exhibit A attached hereto**.

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

VILLAGE OF RIVER FOREST
Real Estate Transfer Tax

Date 4-14-15 Amt Paid \$44.00

REAL ESTATE TRANSFER TAX		17-Apr-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
15-12-205-024-1058 20150401676830 1-272-726-912		

Y
S
P
#466
N
M

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, by its authorized signing officer, and attested by its authorized signing officer.

Dated this 8 day of April, 2015.

**IMPRESS
CORPORATE SEAL
HERE**

**Fannie Mae A/K/A Federal National Mortgage Association
By First American Title Insurance Company, Attorney in Fact**

Signed By:

Authorized Signer of First American Title
Insurance Company as Attorney in fact
And/or agent

[Signature]
Signature of Corporate Officer **Jamey Davis**
Name of Office _____
Its Authorized Signer _____

Attest:
Print Name Sandra Taylor

STATE OF Tx, COUNTY OF Dallas ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jamey Davis and Sandra Taylor, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

Given under my hand and official seal, this 8 day of April, 2015.

[Signature]
(Notary Public)

Exempt under 351 CS 200/31-45 Paragraph B of the Real Estate Transfer Tax Act.

Seller Representative _____ Date 4/10/15



Prepared by:
Bruce K. Shapiro, Esq.
555 Skokie Blvd.,
Suite 500
Northbrook, IL 60062

Mail To:
Bartlomiej Bobek
7206 Oak Avenue 2SW
River Forest, IL 60305

Name and Address of Taxpayer:
Bartlomiej Bobek
7206 Oak Avenue 2SW
River Forest, IL 60305

UNOFFICIAL COPY

Exhibit "A" – Legal Description

UNIT NO. 7206-2SW TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE RIVER FOREST GARDENS APARTMENTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25502991, IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

IN **Cook** COUNTY, ILLINOIS

Subject to: General real estate tax not due and payable at closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number (s): **15-12-205-024-1058**

Address of Real Estate: **7205 Oak Avenue 2SW, River Forest, IL 60305**

Property of Cook County Clerk's Office

UNOFFICIAL COPY

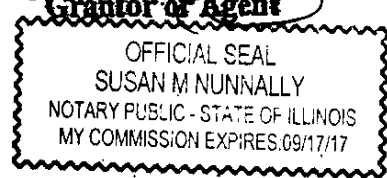
STATEMENT BY GRANTOR AND GRANTEE

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 April 17, 2015

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me
By the said agent
This 17 day of April, 2015.
Notary Public *[Handwritten Signature]*

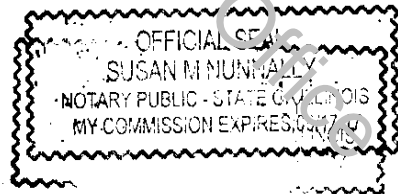


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 17, 2015

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me
By the said agent
This 17 day of April, 2015.
Notary Public *[Handwritten Signature]*



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.)