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2015-01384-PT

## SPECIAL WARRANTY DEED

Statutory (Illinois) (Corporation to Individual)

Boodell & Domanskis, 11C 353 N. Clark #1800 Chicago, 1- 60654

NAME & ADDRESS OF TAXPAYER: Virginija Ronkaitis 36 Gant Car., Apt. A

Streamwood, IL 60107



Doc#: 1512655280 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 05/06/2015 04:15 PM Pg: 1 of 3

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 St. te of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in har.d paid and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to Virginija Ronkaitis, of 211 Maplebrook Ct., Schaumburg, IL 60194, party of the second part, all interest in the following described P. a! Estate situated in the County of Cook, in the State of Illinois to wit:

PARCEL 1: UNIT NUMBER A OF 36 GANT CIRCLE IN VICTORIAN PARK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT O: LAND: VARIOUS LOTS IN ESTATE PARK UNITS ONE, TWO AND THREE, SUBDIVISIONS OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILL'NOIS, WHICH PLAT IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2005 AS POCUMENT NUMBER 0516003074 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER A OF 36 GANT CIRCLE, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOM', NIL'MS, AND SURVEY ATTACHED THERETO. PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER A OF 36 GANT CIRCLE, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINATORS, AND SURVEY ATTACHED THERETO.

Together with all and singular the hereditaments and appurtenances thereunto 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, viito 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): 06-14-428-015-1048

Property Address: 36 Gant Cir., Apt. A, Streamwood, IL 60107

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1512655280 Page: 2 of 3

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	sed its corporate seal to be hereto affixed, and has caused its name to be signed to
the presents by its Attorney-In-Fact, this $X_{\underline{\hspace{0.1cm}}}$ $\int_{0}^{+\infty} da$	y of $X$ $A \rho f$ , $1$ , $2015$ .
	oration: Fannie Mae A/K/A Federal National Mortgage Association by: Anselmo er LLC, its Attorney-In-Fact  Authorized Member - Sleven C. Lindberg  (SEAL)
NOTE PLEA	SE TYPE OR PRINT NAME BELOW ALL SIGNATURES  Steven C. Lindberg
STATE OF Illinois ) SS County of Dupage )	
personally known to me to be the Authorized Member on National Mortgage Association, and personally known appeared before me this day in person and severally instrument and caused the corporate seal of and corporated corporation, for the uses and purposes there in set	
Given under my hand and notarial seal, this	X April , 20 15  X Notary Public
My commission expires on $X$ $J_U V Z$ , $20$	
"OFFICIAL SEAL" C J VICTORIA Notary Public, State of Illinois My Commission Expires 07/02/2018 NAME AND ADDRESS OF PREPARER:	COUNTY - ILLINOIS TRANSFER STAMPS  EXEMPT UNDER PROVISIONS CE PARAGRAPH _B_ SECTION 31-45, REAL ESTATE TRANSFER ACT DATE: 4/16/15
Anselmo Lindberg Oliver LLC 1771 W. Diehl Road, Suite 250 Naperville, IL 60563	Buyer, Seller or Representative Steven C. Lindberg

Property Address: 36 Gant Cir., Apt. A, Streamwood, IL 60107

\*\* 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).

RE653S

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

1512655280 Page: 3 of 3

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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 16, 20 15	
Signature _	Grantor or Agent
Subscribed and sworn to be fore me this	Steven C. Lindberg
70 day 01 7 17 20 7 3	C J VICTORIA
Notary Public	Notary Public, State of Illinois My Commission Expires 07/02/2018

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 of acquire title to real estate under the laws of the State of Illinois.

Dated 51, 20 /S

Signature Crantee or Agent

Subscribed and sworn to before me this day of day of , 20 // Reina Satto

Note: Any person who knowingly submits a falk MacCaparasics. East Caparasics Caparasic Caparasics Caparasics Caparasic Caparasic Caparasic Capa

(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.)