

# UNOFFICIAL COPY



Doc#: 1514822018 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/28/2015 09:21 AM Pg: 1 of 4

①  
15WNW507 314  
AM PP 1022  
SPECIAL WARRANTY DEED  
REO CASE No: C140WKC

This Deed is from **Fannie Mae** r/k/a **Federal National Mortgage Association** a Corporation organized and existing under the laws of the United States, P.O. Box 650043, Dallas, TX 75265-0043, ("Grantor"), **Megumi Hayashi**, ("Grantee").

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows (the "Premises"):

**5155 Madison St Unt 410, Skokie, IL 60077**  
**PIN#10-21-405-077-1150**

**Subject to:** Taxes for year 2013 and subsequent years

### See Legal Description attached hereto and made a part hereof

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, **Grantor is exempt from any and all transfer taxes.**  
See, 12 U.S.C. 1723a (c) (2).

EXEMPT UNDER THE PROVISIONS OF  
PARAGRAPH 4 B OF THE REAL ESTATE  
TRANSFER TAX ACT DATE 5/28/15

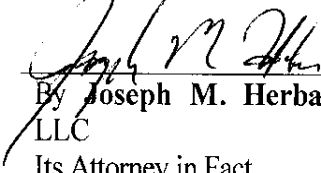
*PPAB*

CORD REVIEWER *PA*

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May 07, 2015

Fannie Mae a/k/a Federal National Mortgage Association

  
By **Joseph M. Herbas**, Shapiro Kreisman & Associates,  
LLC  
Its Attorney in Fact

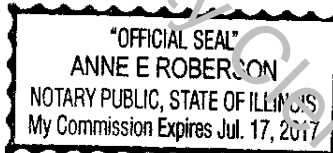
**Joseph M. Herbas**

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

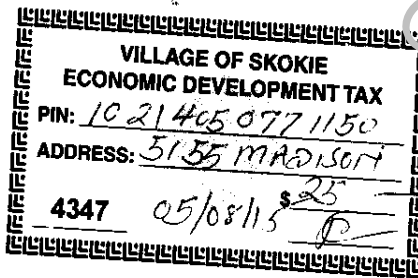
I, **Anne Roberson**, a Notary Public in and for the County in the State aforesaid, do hereby certify that **Joseph M. Herbas**, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this May 07, 2015



  
Notary Public

Mail Recorded Deed and  
Future Tax Bills to:  
Megumi Hayashi  
5155 Madison St Unt 410  
Chicago, IL 60077



This document was prepared by:  
Shapiro Kreisman & Associates, LLC  
200 N. LaSalle Street, Suite 2840  
Chicago, IL 60601



REAL ESTATE TRANSFER TAX		27-May-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

10-21-405-077-1150 | 20150501684882 | 1-268-886-912

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## LEGAL DESCRIPTION

PARCEL ONE: UNIT 3-410, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE MADISON PLACE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED NOVEMBER 25, 2002 AS DOCUMENT NUMBER 0021302667, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACES P-8 AND P-9 AND STORAGE SPACES S-8 AND S-9, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID.

PARCEL THREE: EASEMENT FOR STORM WATER DETENTION FOR THE BENEFIT OF PARCEL 1, CREATED BY THE DEED RECORDED JUNE 16, 1994 AS DOCUMENT 94530404 OVER AND UPON LOT 2 IN MADISON PLACE CONDOMINIUMS PLAT OF RESUBDIVISION AND CONSOLIDATION BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

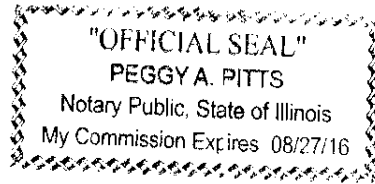
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: May 22, 2015

[Signature]  
Signature

Teresa Joh  
Print Name



Subscribed and sworn to before me this 22 of May 2015

[Signature]  
Notary Public

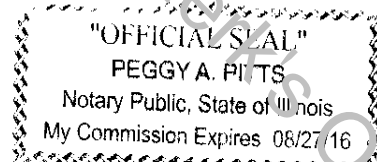
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

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Dated: May 22, 2015

[Signature]  
Signature

Teresa Joh  
Print Name



Subscribed and sworn to before me this 22 of May 2015

[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 Tax Act.