

# UNOFFICIAL COPY



2014-05157

## SPECIAL WARRANTY DEED

JOINT TENANCY  
Statutory (Illinois)  
(Corporation to Individual)



1519549109

Doc#: 1519549109 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/14/2015 03:35 PM Pg: 1 of 4

MAIL TO:

Attorney at Law  
Jonathan A. Vold  
900 E. Northwest Highway  
Mt. Prospect, IL 60056

NAME & ADDRESS OF TAXPAYER:

Linda Hess and Renee Rodi  
210 E. Pearson St., Unit 1A  
Chicago, IL 60611

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 Linda Hess and Renee Rodi, of 210 E. Pearson, Chicago, IL 60611, party of the second part, not in Tenancy in Common, but as Joint Tenants, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

SEE EXHIBIT A ATTACHED HERETO

Together with all and singular the hereditaments and appurtenances therunto 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, their 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, their 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): 17-03-227-020-1001

Property Address: 210 E. Pearson St., Unit 1A, Chicago, IL 60611

PREMIER TITLE

| REAL ESTATE TRANSFER TAX  |               | 14-Jul-2015     |
|---|---------------|-----------------|
|  | CHICAGO:      | 1,271.25        |
|   | CTA:          | 508.50          |
|   | <b>TOTAL:</b> | <b>1,779.75</b> |

17-03-227-020-1001 | 20150501688047 | 1-682-049-920

| REAL ESTATE TRANSFER TAX   |               | 14-Jul-2015 |
|--|---------------|-------------|
|   | COUNTY:       | 0.00        |
|  | ILLINOIS:     | 0.00        |
|  | <b>TOTAL:</b> | <b>0.00</b> |

17-03-227-020-1001 | 20150501688047 | 1-045-220-224

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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 Authorized Member, this X 19 day of X May, 20 15

IMPRESS  
CORPORATE SEAL  
HERE

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

By X \_\_\_\_\_ (SEAL)  
Authorized Member - Steven C. Lindberg

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 Steven C. Lindberg 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 Authorized Member, 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 19 day of May, 20 15

Jennifer J. Rethwisch  
Notary Public

My commission expires on X May 2, 2018



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH B  
SECTION 31-45, REAL ESTATE TRANSFER ACT  
DATE: 5-19-2015

NAME AND ADDRESS OF PREPARER:

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

Buyer, Seller or Representative

**Steven C. Lindberg**

Property Address: 210 E. Pearson St., Unit 1A, Chicago, IL 60611

\*\* 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). RE652S

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

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## EXHIBIT A

UNIT 1A IN THE 210 EAST PEARSON STREET CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREAFTER REFERRED TO AS PARCEL): LOTS 83 AND 84 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY NORTHWESTERN NATIONAL LIFE INSURANCE COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER BY VIRTUE OF THE LAW OF THE STATE OF MINNESOTA, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20709505 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FOR SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

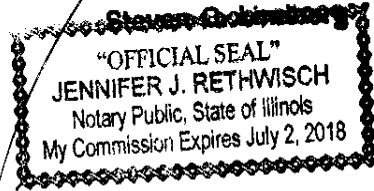
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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 07/19, 20 15

Signature \_\_\_\_\_ Grantor or Agent

Subscribed and sworn to before me this 19 day of July, 2015

Jennifer Rethwisch  
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 7/10, 20 15

Signature X \_\_\_\_\_ Grantee or Agent

Subscribed and sworn to before me this 10 day of July, 2015

Reina Salto  
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.)