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2014-03422-PT

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Statutory (Illinois)
(Corporation to Individual)

MAIL TO:

Attorney at Law
James Peter Antonopolous
5045 N. Harlem Avenue
Chicago, IL 60656

NAME & ADDRESS OF TAXPAYER:

Vernita Mason-Gholston
16 Division Street
Oak Park, IL 60302



Doc#: 1522544045 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/13/2015 12:29 PM Pg: 1 of 5

Property of Cook County Clerk's Office

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 Remisc, Release, Alien and Convey to Vernita Mason-Gholston, of 6118 W. Roosevelt Rd., Oak Park, IL 60304, 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:

SEE EXHIBIT A ATTACHED HERETO

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, 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): 16-05-127-049-0000;16-05-127-053-0000

Property Address: 16 Division Street, Oak Park, IL 60302

CCRD REVIEWER: AI

EXEMPTION APPROVED
Craig M. Lesner
CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK

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 5 day of X August, 2015

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

IMPRESS
CORPORATE SEAL
HERE

By X Thomas Anselmo (SEAL)
Authorized Member - Thomas J. Anselmo

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

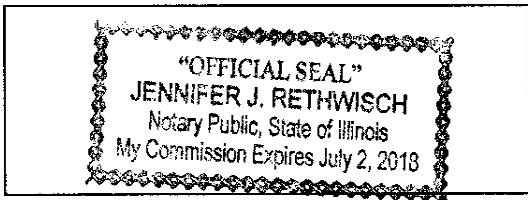
STATE OF Illinois)
County of Dupage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Thomas J. Anselmo 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 5 day of August, 2015

Jennifer J. Rethwisch
Notary Public

My commission expires on July 2, 2018



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH B
SECTION 31-45, REAL ESTATE TRANSFER ACT
DATE: 8-5-15

NAME AND ADDRESS OF PREPARER:

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

Thomas Anselmo
Buyer, Seller or Representative

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

Property Address: 16 Division Street, Oak Park, IL 60302

** 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).

EXEMPTION APPROVED
Sybil...
CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK

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EXHIBIT A

16 DIVISION STREET: THAT PART OF LOTS 11 THROUGH 15 BOTH INCLUSIVE TOGETHER WITH THE SOUTH 1/2 OF THE EAST AND WEST ALLEY NORTH OF AND ADJOINING LOTS 11 THROUGH 15 BOTH INCLUSIVE, LYING EAST OF THE WEST LINE OF LOT 15 EXTENDED NORTH AND WEST OF THE EAST LINE OF LOT 11, EXTENDED NORTH, TAKEN AS A SINGLE TRACT OF LAND IN WASSELL AND BRAMBERG AND COMPANY'S OAK PARK HOME ADDITION, A SUBDIVISION OF LOTS 3 TO 7 IN SUPERIOR COURT COMMISSIONER PARTITION OF THE SOUTH 1/2 OF THE SOUTH 85 ACRES OF THE NORTHWEST 1/4 OF SECTION 5, AND THE SOUTH 1/2 OF THE EAST 17 ACRES OF THE SOUTH 85 ACRES OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, THENCE NORTH 90 DEGREES 00 MINUTES EAST, ALONG THE SOUTH LINE OF SAID TRACT, 19.44 FEET; TO THE PLACE OF BEGINNING; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED COURSE 16.0 FEET; THENCE NORTH 0 DEGREES 00 MINUTES EAST, 71.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES WEST, 16.0 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES WEST, 71.0 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. GARAGE A: THAT PART OF LOTS 11 THROUGH 15, BOTH INCLUSIVE TOGETHER WITH THE SOUTH 1/2 OF THE EAST AND WEST ALLEY NORTH OF AND ADJOINING LOTS 11 THROUGH 15 BOTH INCLUSIVE, LYING EAST OF THE WEST LINE OF LOT 15 EXTENDED NORTH AND WEST OF THE EAST LINE OF LOT 11 EXTENDED NORTH, TAKEN AS A SINGLE TRACT OF LAND IN WASSELL AND BRAMBERG AND COMPANY'S OAK PARK HOME ADDITION, A SUBDIVISION OF LOTS 3 TO 7 IN SUPERIOR COURT COMMISSIONER PARTITION OF THE SOUTH 1/2 OF THE SOUTH 85 ACRES OF THE NORTHWEST 1/4 OF SECTION 5, AND THE SOUTH 1/2 OF THE EAST 17 ACRES OF THE SOUTH 85 ACRES OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID TRACT 83.22 FEET, TO THE PLACE OF BEGINNING; THENCE SOUTH 0 DEGREES 22 MINUTES 20 SECONDS EAST, 14.55 FEET, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 37.00 FEET, TO THE WEST LINE OF SAID TRACT, THENCE NORTH 0 DEGREES 22 MINUTES 20 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT, 14.55 FEET, TO THE NORTHWEST CORNER OF SAID TRACT, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 37.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

) SS

COUNTY OF COOK

Michael Anselmo, being duly sworn on oath, states that he resides at 16 Division Street, Oak Park, IL 60302. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
OR
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interest therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the Amended Act into no more than two parts and not involving any new streets or easements of access.

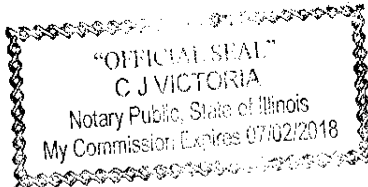
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

mi a

SUBSCRIBED AND SWORN to before me
this 4th day of June, 2015.

[Signature]
Notary public



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RE1406214

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STATEMENT BY GRANTOR AND GRANTEE

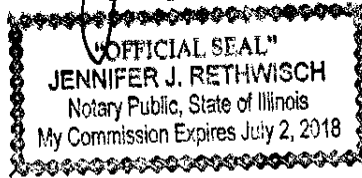
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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 August 5, 2015

Signature [Handwritten Signature] Grantor or Agent

Subscribed and sworn to before me this 5 day of August, 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 8/12, 2015

Signature [Handwritten Signature] Grantee or Agent

Subscribed and sworn to before me this 12 day of Aug, 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.)

EXEMPTION APPROVED

[Handwritten Signature]
CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK