

# UNOFFICIAL COPY



Doc#: 1526042021 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/17/2015 09:30 AM Pg: 1 of 3

142

FIRST AMERICAN TITLE  
FANNIE # 2646328  
3800-3711  
REO #C140LBB

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, P.O. Box 650043, Dallas, TX 75265-0043, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to Paul Yoon and Grace Yi, address: 144 Commons Ct, #3-3, Wheeling, IL 60090, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit: *husband and wife, as Tenants by the Entirety*

UNIT NO. 3-3 IN THE UNION COMMONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 1 OF UNION SQUARE, BEING A RESUBDIVISION OF LOTS 13 AND 25 (INCLUSIVE) IN J.L. MCDUFFEE'S SUBDIVISION AND THAT PART OF THE NORTHEAST 1/4 OF SECTION 11 AND THE NORTHWEST 1/4 OF SECTION 12, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE SOUTH 37 DEGREES 23 MINUTES 36 SECONDS EAST, ALONG AN EASTERLY LINE OF SAID LOT 1, 160.95 FEET; THENCE SOUTH 36 DEGREES 27 MINUTES 18 SECONDS EAST, CONTINUING ALONG SAID EASTERLY LINE 159.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 36 DEGREES 27 MINUTES 18 SECONDS EAST, CONTINUING ALONG THE AFORESAID COURSE, 201.63 FEET; THENCE SOUTH 53 DEGREES 58 MINUTES 52 SECONDS WEST, ALONG A LINE OF SAID LOT 1, 126.52 FEET; THENCE NORTH 44 DEGREES 26 MINUTES 21 SECONDS EAST, 57.33 FEET; THENCE NORTH 68 DEGREES 47 MINUTES 16 SECONDS WEST, 53.38 FEET, THENCE NORTHERLY ON A CURVE, ALONG AND EASTERLY OF COMMON COURT AS 55.00 FEET, AN ARC DISTANCE OF 5538 FEET AND A CHORD BEARING NORTH 10 DEGREES 05 MINUTES 59 SECONDS EAST TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY, ALONG SAID COMPOUND CURVE, AND AN EASTERLY LINE OF SAID COMMONS COURT, CONCAVE WESTERLY, HAVING A RADIUS OF 150.00 FEET, AND AN ARC DISTANCE OF 51.68 FEET, TO A POINT OF TANGENCY; THENCE NORTH 38 DEGREES 29 MINUTES 15 SECONDS WEST, CONTINUING ALONG SAID EASTERLY LINE OF COMMONS COURT, 7.00 FEET; THENCE NORTH 51 DEGREES 30 MINUTES 45 SECONDS EAST, AT RIGHT ANGLES TO LAST DESCRIBED COURSE, 117.92 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97354818 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 144 Commons Ct, #3-3, Wheeling, IL 60090  
Property Index No. 03-21-100-061-1007

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

REAL ESTATE TRANSFER TAX		01-Sep-2015
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

03-12-100-061-1007 | 20150801622582 | 0-723-810-176

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WHEELING ILLINOIS  
Real Estate Transfer Approved  
Initials JP Date 8/31/15

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To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for the 2015 and subsequent years;
- (b) building setback lines, rights, easements, limitations, covenants, conditions and/or restrictions of record;
- (c) provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded as document 97354818 and any amendments thereto;

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

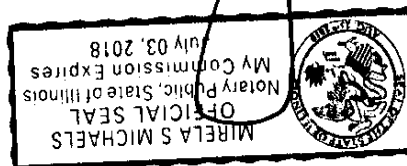
- 1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and,
- 2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.
- 3.

IN WITNESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this 22<sup>nd</sup> day of August, 2015.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG, LTD. Attorney In Fact

By: \_\_\_\_\_

Holder of Limited POA



THIS INSTRUMENT WAS PREPARED BY:  
Hauselman, Rappin & Olswang, Ltd.  
29 E. Madison St., Suite 950  
Chicago, IL 60602  
(312) 372-2020

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STATE OF ILLINOIS

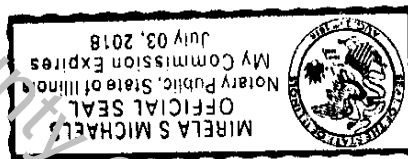
COUNTY OF COOK

I, Mirela S Michaels, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Daniel H. Olswang, personally known to me to be the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA 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 acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his 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 official seal this 27<sup>th</sup> day of August, 2015.

Mirela S Michaels  
Notary Public

Prepared by:  
Hauselman, Rappin & Olswang, Ltd.  
29 E. Madison St., Suite 950  
Chicago, IL 60602  
(312) 372-2020



SELLER IS EXEMPT FROM PAYMENT OF STATE TAXES AND TAX STAMP ON DEEDS PURSUANT TO 12 U.S.C. 1723a(c)(2).

EXEMPT UNDER PROVISIONS OF PARAGRAPH B OF SECTION 31-45 PROPERTY TAX CODE

8/27/15      [Signature]  
Date                      Signature

Mail To:

Jonathan Y. Kim  
3501 Algonquin Rd. #600  
Rolling Meadows, IL 60008

Send Tax Bill To:

Paul Yoon and Grace Yi  
144 Commons Ct.  
Wheeling, IL 60090