

# UNOFFICIAL COPY

map TO: Rene Alexander Zapata  
5152 N. Monitor  
Unit 102  
Chicago, IL 60630



Doc#: 1526042034 Fee: \$68.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/17/2015 10:22 AM Pg: 1 of 4

Tax Bill TO:

Rene Alexander Zapata  
5152 N. Monitor  
Unit 102  
Chicago, IL 60630  
3800-2544  
REO #C130PS6

## 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 RENE ALEXANDER ZAFATA, address: 5152 N. Monitor Ave., Unit 102, Chicago, IL 60630, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

UNIT 102, IN 5148 NORTH MONITOR PINNACLE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 10 IN ZELOSKY'S COLONIAL GARDENS SUBDIVISION OF THE WEST FRACTIONAL 1/2 OF THE SOUTHEAST FRACTIONAL 1/4 OF FRACTIONAL SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 25, 2002 AS DOCUMENT 0020333629, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 5152 N. Monitor Ave., Unit 102, Chicago, IL 60630  
PROPERTY INDEX NO. 13-08-402-042-1002

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 March 25, 2002 as document 0020333629 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.


First American Title  
Order # 2491948 (10FZ)

SY  
R 3/66  
S  
SCN  
INT

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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX** 01-Sep-2015

 **CHICAGO:** 540.00  
**CTA:** 216.00  
**TOTAL:** 756.00

13-08-402-042-1002 | 20150801621599 | 1-994-831-744

**REAL ESTATE TRANSFER TAX** 01-Sep-2015

 **COUNTY:** 0.00  
 **ILLINOIS:** 0.00  
**TOTAL:** 0.00

13-08-402-042-1002 | 20150801621599 | 0-833-992-576

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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.

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 26 day of August, 2015.

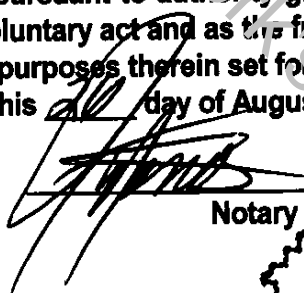
FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG, LTD. Attorney In Fact

By: \_\_\_\_\_  
Holder of Limited POA

STATE OF ILLINOIS  
COUNTY OF COOK

I, Jenny Torres, 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 ORGANIZED 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 26 day of August, 2015

  
 Notary Public  
 Official Seal  
 Jenny Torres  
 Notary Public State of Illinois  
 My Commission Expires 01/08/2018

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  
8/26/15  
Date \_\_\_\_\_  
Signature \_\_\_\_\_

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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 of Assignment of Beneficial Interest in 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 title to real estate under the laws of the State of Illinois.

Dated August 28, 2015

Signature: [Signature]

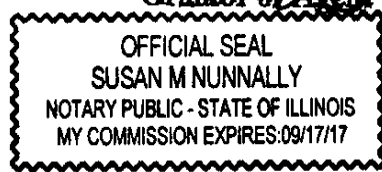
Grantor or Agent

Subscribed and sworn to before me

By the said Agnt

This 28 day of August, 2015

Notary Public Susan M Nunnally



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

Date August 28, 2015

Signature: [Signature]

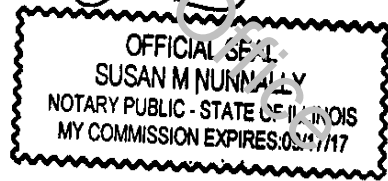
Grantee or Agent

Subscribed and sworn to before me

By the said Agnt

This 28 day of August, 2015

Notary Public Susan M Nunnally



Note: Any person who knowingly submits a false statement concerning the identity of 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.)