

1/2 15-00957

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

Doc#: 1527257203 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/29/2015 09:27 AM Pg: 1 of 3

MAIL TO:

Alicja M. Sroka
Alicja M. Sroka & Associates, P.C.
114 Higgins Road
Park Ridge, IL 60068

Dec ID 20150901630922
ST/CO Stamp 1-580-810-112

NAME & ADDRESS OF TAXPAYER:

Marta Szklanko
635 S. Salem Dr.
Schaumburg, IL 60193

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 Dollars (\$10.00) and other good and valuable consideration 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, Marta Szklanko, of 5252 W. Winnemac, Chicago, IL 60630, party of the second part, all interest in the following described Real Estate situated in Cook County, in the State of Illinois to wit:

LOT 14016 IN WEATHERSFIELD SECTION 1 OF UNIT 14 BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY ON AUGUST 13, 1968 AS DOCUMENT NO. 20583111 IN COOK COUNTY, ILLINOIS.


PREMIER TITLE

Together with all and singular the hereditaments and appurtenances thereto 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, 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 Index No.(s): 07-28-206-016-0000
Property Address: 635 S. Salem Dr., Schaumburg, IL 60193


VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
27716 2015-09-29

UNOFFICIAL COPY

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 22 day of September, 2015

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

By Thomas J. Anselmo
Authorized Member - Thomas J. Anselmo

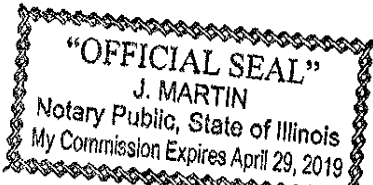
NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF Illinois)
) SS
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 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 22 day of September 2015

J. Martin Notary Public



My commission expires April 29 2019

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph B, Section 31-45
Real Estate Transfer Act
Date: 9-22-15
Signature: Thomas J. Anselmo
Thomas J. Anselmo

Prepared by:
Anselmo Lindberg Oliver LLC
1771 W. Diehl Road, Suite 120
Naperville, IL 60563

Property Address: 635 S. Salem Dr., Schaumburg, IL 60193

** 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).

RE653TC

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

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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 September 22, 20 16

Signature [Handwritten Signature] Grantor or Agent

Subscribed and sworn to before me this 22 day of September, 20 16

[Handwritten Signature]
Notary Public



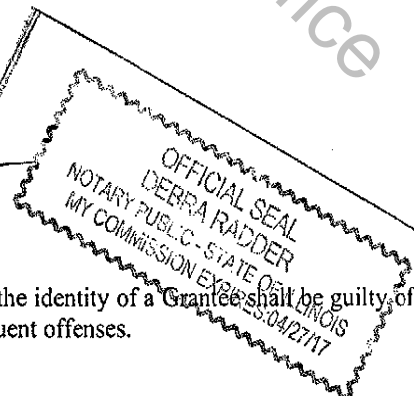
The Grantee or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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 9-24, 20 15

Signature [Handwritten Signature] Grantee or Agent

Subscribed and sworn to before me this 24 day of Sept, 20 15

[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 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)