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PREPARED BY:

Codilis & Associates, P.C.
Brian P. Tracy, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527



Doc#: 1527822043 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/05/2015 10:09 AM Pg: 1 of 3

MAIL TAX BILL TO:

Breaking Grounds, Inc.
3501 West Fillmore
Chicago, IL 60624

MAIL RECORDED DEED TO:

Breaking Ground, Inc
3501 West Fillmore
Chicago, IL 60624

SPECIAL WARRANTY DEED

First American Title
Order # 2685021
(102)

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, of P.O. Box 650043 Dallas, TX 75265-0043, a corporation organized and existing under the laws of the United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Breaking Ground, Inc., of 3501 West Fillmore Chicago, IL 60624 all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 1 IN BLOCK 4 IN BERWYN TERRACE BEING A SUBDIVISION OF LOTS 53, 54, 55 AND 56 IN THE CIRCUIT COURT PARTITION OF PARTS OF SECTIONS 31 AND 32, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PARTS OF SECTION 1 AND THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-31-415-020-0000
PROPERTY ADDRESS: 3702 S. Euclid Avenue, Berwyn, IL 60402

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities, drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

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

16-31-415-020-0000 | 20150901626673 | 1-225-383-808

THE CITY OF BERWYN, IL REAL ESTATE TRANSFER TAX \$1390.00

 9/22/15 COLLECTOR'S OFFICE

CCRD REVIEWER RV 3

Special Warranty Deed - *Continued*

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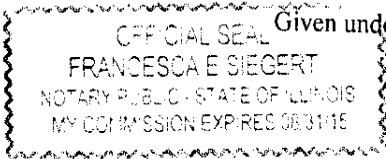
Dated this 11th 2015

Fannie Mae A/K/A Federal National Mortgage Association

By: *Matthew J. Rosenberg* Matthew J. Rosenberg
Codilis & Associates, P.C., Its Attorney in Fact

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 Matthew J. Rosenberg Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and notarial seal, this

11th 2015
Francesca E. Siegert
Notary Public
My commission expires: 6/30/16

Exempt under the provisions of B
Section 4. of the Real Estate Transfer Act 9/21/15 Date
Matthew J. Rosenberg Agent.



First American

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First American Title Insurance Company
1010 Lake Street, Suite 113
Oak Park, IL 60301
Phone: (708)386-6416
Fax: (866)242-3110

STATEMENT BY GRANTOR AND GRANTEE

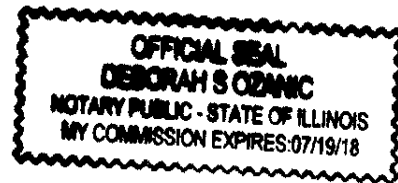
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Dated: September 30, 2015

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said undersigned, affiant, on September 30, 2015.

Notary Public [Handwritten Signature]



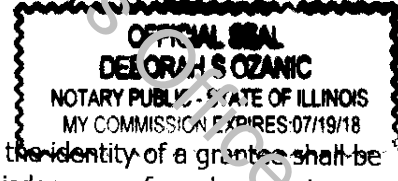
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: September 30, 2015

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said undersigned, affiant, on September 30, 2015.

Notary Public [Handwritten Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)