

REAL ESTATE TRANSFER TAX

04-Nov-2015



CHICAGO:	1,380.00
CTA:	552.00
TOTAL:	1,932.00

13-05-119-048-0000 | 20151101641234 | 1-157-777-472



1531019024

REAL ESTATE TRANSFER TAX

04-Nov-2015



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-05-119-048-0000 | 20151101641234 | 1-167-607-872

Doc#: 1531019024 Fee: \$42.00  
 RHSP Fee: \$9.00 APRF Fee: \$1.00  
 Affidavit Fee: \$2.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 11/06/2015 09:00 AM Pg: 1 of 3

3800-3608  
 REO #C1404GC

### 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 HENRY BAEZ, address: 6001 N. Nagle Ave., Chicago, IL 60646, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

LOT 27 (EXCEPT THE NORTH 5.0 FEET THEREOF, MEASURED ON THE WEST LINE OF SAID LOT 27) IN BLOCK 8 IN FRANK A. ROCKHOLD'S SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6001 N. Nagle Ave., Chicago, IL 60646  
 PROPERTY INDEX NO. 13-05-119-048-0000

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;

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,

FIRST AMERICAN TITLE  
 FILE # 2627106

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CCRD REVIEWER

R4

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# UNOFFICIAL COPY

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 17 day of October, 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

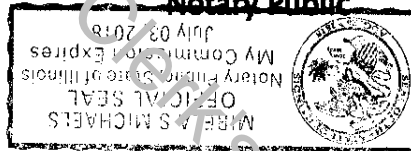
By: \_\_\_\_\_  
Holder of Limited POA

STATE OF ILLINOIS  
COUNTY OF COOK

I, 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 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 17 day of October, 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**

10/27/15  
Date \_\_\_\_\_  
Signature \_\_\_\_\_

Mail DEED To:

Richard Craig  
Law Offices of Richard M Craig, P.C.  
134 N LaFalle St #1330  
Chicago IL 60602

Mail Tax Bill To:

Henry Bacz  
6001 N. Nagle Ave  
Chicago IL 60646



**First American**

**UNOFFICIAL COPY**

First American Title Insurance Company  
30 North LaSalle Street,  
Suite 2220  
Chicago, IL 60602  
Phone: (312)750-6780  
Fax: (866)563-2766

**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: November 03, 2015

Signature: \_\_\_\_\_

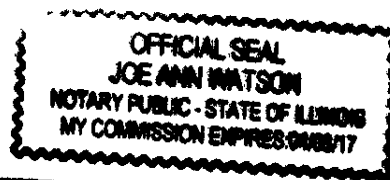
*[Handwritten Signature]*

Grantor or Agent

Subscribed and sworn to before me by the said agent, affiant, on November 03, 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: November 03, 2015

Signature: \_\_\_\_\_

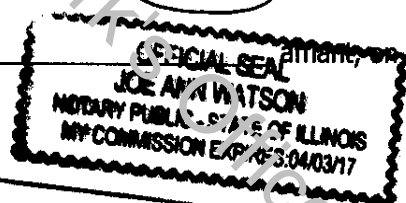
*[Handwritten Signature]*

Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_, affiant, on November 03, 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.)