

SPECIAL WARRANTY DEED

40022131(1)
THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association

UNOFFICIAL COPY



Doc#: 1532257085 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/18/2015 12:36 PM Pg: 1 of 3

~~40022131~~

A corporation created and existing by virtue of the laws of the State of USA, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 4th day of November, 2015, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

JCA Fund 11, LLC, 626 W. Randolph Street, Suite 1, Chicago, IL 60661

The following described real estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant 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 said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to:

PERMANENT REAL ESTATE NUMBER: 10 15 301-068-0000

ADDRESS OF REAL ESTATE 4709 Church St., D, Skokie, IL 60076

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year written above.

Exempt under provision of Paragraph b Section 31.45, Real Estate Transfer Tax Act.

Seller's Representative

Fannie Mae AKA Federal National Mortgage Association by Stuart M. Kessler P.C., its Attorney-in-fact

Stuart M. Kessler

11-12
GIT

STATE OF IL
COUNTY OF Cook

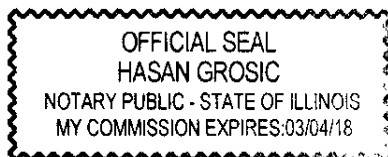
I, Hasan Grosic, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Stuart M. Kessler personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and executed said instrument, pursuant to authority given by the grantor, as his/her free and voluntary act.

Given under my hand and official seal, this 4 day of November, 2015

Commission expires _____, 20

NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004



(2)

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LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOTS 3 AND 4 (EXCEPT THE WEST 2 FEET THEREOF) TAKEN AS A TRACT, LYING SOUTH ON A LINE DRAWN FROM A POINT IN THE EAST LINE THEREOF, 39.07 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, TO A POINT IN THE WEST LINE THEREOF, 39.89 FEET NORTH OF THE SOUTHWEST CORNER OF SAID TRACT (EXCEPTING THE SOUTH 20 FEET OF SAID TRACT), IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 20 FEET OF THE EAST HALF OF LOT 3, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 AFORESAID, AS SET FORTH AND DEFINED IN DOCUMENT NUMBER 17065929; ALL IN BLOCK 2 IN THE FIRST ADDITION TO THE BRONX, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.A.:
4709 Church St. D
Skokie, IL 60076

REAL ESTATE TRANSFER TAX		10-Nov-2015
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
10-15-301-068-0000 20151101641441 0-430-123-072		

Mail to: & tax Bill to:
JE A Fund II, LLC
626 W. Randolph St.
1
Chicago, IL 60661

Send Subsequent Tax Bills To:

VILLAGE OF SKOKIE	
ECONOMIC DEVELOPMENT TAX	
PIN: 10-15-301-068-0000	
ADDRESS: 4709 Church St	
5486	\$ 25.00
	11/16/15

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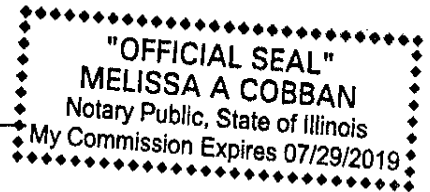
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 Nov 4th, 2015 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Agent
this 11th day of Nov
2015

[Signature]
Notary Public

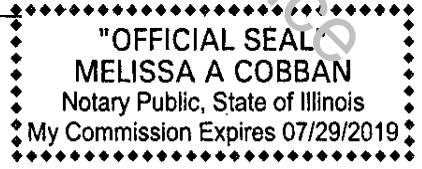


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Nov 4th 2015 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Agent
this 11th day of Nov
2015

[Signature]
Notary Public



NOTE: Any Persons 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 of ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.}