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Doc#: 1533619161 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/02/2015 04:17 PM Pg: 1 of 3

MAIL TO:

Gary Mages
707 Lake Cook #314
Deerfield IL 60015
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

TT442051911602 / 12

THIS INDENTURE made this 12 day of November, 2015., between **Fannie Mae a/k/a Federal National Mortgage Association (P.O. Box 650043, Dallas, TX 75265-0043)**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Nikhil Papa, (822 Meadow Ridge, Aurora, IL 60503)** party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to their heirs and assigns, **FOREVER**, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: **TO HAVE AND HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 17-20-232-050-1046

PROPERTY ADDRESS(ES): 1524 South Sangamon Street #512, Chicago, IL, 60608

CCRD REVIEWER Rd

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EXHIBIT A

Parcel 1: Unit No. 512-S in the University Village Lofts Condominium, as delineated and defined on the Plat of Survey of the following described real estate: That part of the East 1/2 of the Northeast 1/4 of Section 20, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Commencing at the intersection of the West line of South Halsted Street, as a 66.00 foot right of way, and the South line of West 14th Place (Wright Street); thence South 01 degrees 40 minutes 53 seconds East along an assumed bearing, being said West line, 575.01 feet to the intersection of said West line with the North line of the Chicago and Northwestern Railroad; thence South 88 degrees 25 minutes 02 seconds West along said North line, 776.11 feet to a point on the East line of vacated South Sangamon Street (per Document Nos. 94763032 and 0010238993), said point also being the point of beginning; thence continuing South 88 degrees 25 minutes 02 seconds West along said North line, 280.74 feet to a point on the East line of South Morgan Street; thence North 01 degrees 44 minutes 25 seconds West along said East line, 152.79 feet to a point on a line lying 152.79 feet North of and parallel with the North line of said Railroad; thence North 88 degrees 25 minutes 02 seconds East along the last described parallel line, 194.33 feet to a point on a curve; thence Southerly, 112.60 feet along the arc of a non-tangent circle to the left having a radius of 54.00 feet and whose chord bears South 69 degrees 39 minutes 47 seconds East, 93.28 feet to a point on the East line of said vacated South Sangamon Street; thence South 01 degrees 43 minutes 43 seconds East along said East line, 117.97 feet to the point of beginning, all in Cook County, Illinois, together with all rights appurtenant to the foregoing property pursuant to that certain Non-Exclusive Aerial Easement Agreement dated June 26, 2001 and recorded June 28, 2001 as Document No. 0010571142, which survey is attached as Exhibit "G" to the Declaration of Condominium for the University Village Lofts recorded June 21, 2002 as Document No. 0020697460, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right to the use of Parking Space No. G-6, as delineated and defined on the aforesaid Plat of Survey attached to the aforesaid Declaration recorded as Document No. 0020697460, as amended from time to time.