UNOFFICIAL CO

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

22 6001S eertielo SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL)

ILLINOIS

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 ILLINO'S, party of the first part, and Nikhil Papa, (822 Meadow Ridge, Aurora, II 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 REMSE, 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 increunder 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 pre-pises, 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

CCRD REVIEWER

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

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Fannie Mae a/k/a Federal National Mortgage Association

Pierce & Associates, P.C. By: As Attorney in Fact Eddy Copot

STATE OF ILL/NOIS) SS COUNTY OF COCK

I, Amanda K. Griffin the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Eddy Copot, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing insurment, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and denvered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on /

__day of November

My commission expires

This Instrument was prepared by Janet Keating/PIERCE & ASSOCIATES, P.C., 1 North Dearborn, Suite 1300, Chicago, IL 60602

OF FROIAL SEAL AMANDA K GRIFFIN NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 06/20/2018

PLEASE SEND SUBSEQUENT TAX BILLS TO:

REAL ESTATE TRANSFER TAX CHICAGO:

03-Dec-2015 1,687.50

CTA: 675.00 2,362.50 TOTAL:

17-20-232-050-1046 | 20151101643444 | 1-688-273-984

REAL ESTATE TRANSFER TAX			03-Dec-2015
REAL ES	ATE TRAITO	COUNTY:	112.50
		ILLINOIS:	225.00
		TOTAL:	337.50
17-20-232-050-1046 20151101643444 1-267-401-792			

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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 or 'Nest 14th Place (Wright Street); thence South 01 degrees 40 minutes 53 seconds East along an assurned 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. \$4763032 and 0010238993), said point also being the point of beginning; thence continuing South 86 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 nontangent 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, vinich survey is attached as Exhibit "G" to the Declaration of Condominium for the University Village Lotis recorded June 21, 2002 as Document No. 0020697460, as amended from time to time, together with its vidivided percentage interest in the

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.