



1600647217

Doc#: 1600647217 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/06/2016 03:13 PM Pg: 1 of 3

GIT

40022270
112
After Recording Mail To:)
JCA Fund 11, LLC)
626 W. Randolph Street, Suite 1, Chicago, IL 60661)
SEND SUBSEQUENT TAX BILLS TO:)
JCA Fund 11, LLC)
626 W. Randolph Street, Suite 1, Chicago, IL 60661)
This instrument was prepared by:)
Boiko & Osimani, P.C.)
3447 N. Lincoln Ave., Chicago, Illinois 60657)
Phone # 773-296-6100)

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SPECIAL WARRANTY DEED
(Corporation to Corporation)
(Illinois)

THIS AGREEMENT, made this 18th day of December, 2015, between **Fannie Mae A/K/A Federal National Mortgage Association**, whose address is **Fannie Mae, P.O. Box 650043, Dallas, Texas, 75265-0043**, 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 **JCA Fund 11, LLC**, whose address is **626 W. Randolph Street, Suite 1, Chicago, Illinois, 60661**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration 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, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT NUMBER 3173 IN THE KRISTINA A PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 3 (EXCEPT THE WEST 74.0 FEET OF THE NORTH 146.0 FEET OF LOT 3, THE EAST 54.0 FEET OF THE WEST 128.0 FEET OF THE NORTH 29.72 FEET OF THE SOUTH 53.72 FEET, THE NORTH 10.0 FEET AND THE SOUTH 45.0 FEET THEREOF) IN THE KRISTINA SUBDIVISION, BEING A SUBDIVISION OF LOTS 8 THROUGH 30, BOTH INCLUSIVE, AND VACATED PORTIONS OF WESLEY TERRACE AND KELVIN LANE IN KELVIN PARK, A SUBDIVISION IN THE NORTH SECTION OF ROBINSON'S RESERVE IN TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; *See Attached*

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421010079 AND RE-RECORDED AS DOCUMENT NUMBER 0421519119; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Numbers: 12-10-314-023-1070 *3173*
Address of the Real Estate: 9415 KELVIN LANE, UNIT ~~317~~, SCHILLER PARK, ILLINOIS, 60176

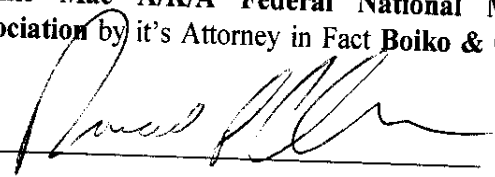
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

UNOFFICIAL COPY

And the part of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Director, the day and year first above written.

Fannie Mae A/K/A Federal National Mortgage Association by its Attorney in Fact **Boiko & Osimani, P.C.**

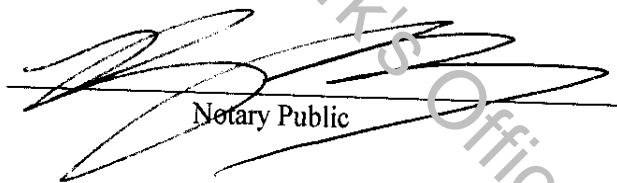
By 

Print Name: **Ronald S. Osimani**



STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, **Barbara S. Boiko**, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Ronald S. Osimani**, 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 severally acknowledged that as such **Ronald S. Osimani**, of **Boiko & Osimani, P.C.**, Attorney in Fact for **Fannie Mae A/K/A Federal National Mortgage Association**, signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their 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 18th day of December, 2015.


Notary Public

My Commission Expires:
"OFFICIAL SEAL"
Barbara S Boiko
Notary Public, State of Illinois
My Commission Expires 8/17/2017

REAL ESTATE TRANSFER TAX		29-Dec-2015
		COUNTY: 35.25
		ILLINOIS: 70.50
		TOTAL: 105.75
12-10-314-023-1070 20151201653867 2-048-789-568		

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EXHIBIT "A"

UNIT 3173 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN KRISTINA PARK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0421010079, AND RE-RECORDED AS DOCUMENT NO. 0421519119, AS AMENDED, IN SECTION 10, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 9415 Kelvin Lane, Unit 3173, Schiller Park, IL 60176
Tax Number: 12-10-114-023-1070

Property of Cook County Clerk's Office