

# UNOFFICIAL COPY

1/2 2015-03997-P7

**SPECIAL WARRANTY DEED**  
Statutory (Illinois)  
(Corporation to Individual)

Doc#: 1601955014 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/19/2016 08:51 AM Pg: 1 of 3

Dec ID 20160101658588  
ST/CO Stamp 1-516-536-384  
City Stamp 0-242-867-264 City Tax: \$1,653.75

MAIL TO:

~~Adrienne L. Shreffler  
Law Office of Douglas G. Shreffler  
4653 North Milwaukee Avenue  
Chicago, IL 60630~~

NAME & ADDRESS OF TAXPAYER:

Haseeb Mohammed  
6424 N. Albany Ave., Unit 1  
Chicago, IL 60645

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the United States of America having its principal office at the following address: PO Box 650043, Dallas, TX 75265-0043 and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to, Haseeb Mohammed, 15111 Irving Avenue, Dolton, IL 60419, party of the second part, all interest in the following described Real Estate situated in Cook County and the State of Illinois, to wit:

PARCEL 1: UNIT 6424-1 IN THE NORTH ALBANY HOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 28 AND 29 (EXCEPT THE NORTH 17 1/2 FEET THEREOF) IN REINBERG'S NORTH CHANNEL SUBDIVISION IN THE SOUTHWEST 1/4 OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0515345084, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-4 AND S-4, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT NUMBER 0515345084, IN COOK COUNTY, ILLINOIS.

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, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their 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, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Index No.(s): 10-36-321-070-1004  
Property Address: 6424 N. Albany Ave., Unit 1, Chicago, IL 60645

PREMIER TITLE

# UNOFFICIAL COPY

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 the presents by its Authorized Member, this 6 day of January, 2016

Name of Corporation: Fannie Mae A/K/A Federal National Mortgage Association, by: Anselmo Lindberg Oliver LLC its Attorney-In-Fact

By: \_\_\_\_\_  
Authorized Member - Douglas A. Oliver

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF Illinois )  
COUNTY OF DuPage ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Douglas A. Oliver personally known to me to be the Authorized Member of Anselmo Lindberg Oliver LLC as Attorney-In-Fact for Fannie Mae A/K/A Federal National Mortgage Association, 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 severally acknowledged that as such Authorized Member they signed and delivered the said instrument and caused the corporate seal of said corporation, as their 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 6 day of January, 2016



J. Martin Notary Public  
My commission expires April 29, 2019

### COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of  
Paragraph B, Section 31-45,  
Real Estate Transfer Act

Date: 1-6-16

Signature: \_\_\_\_\_  
Douglas A. Oliver

Prepared by:  
Anselmo Lindberg Oliver LLC  
1771 W. Diehl, Ste. 170  
Naperville, IL 60563

Property Address: 6424 N. Albany Ave., Unit 1, Chicago, IL 60645

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE591B

**PREMIER TITLE**  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-571-2111

# UNOFFICIAL COPY

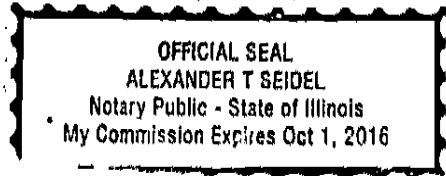
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 1 -, 2016

Signature: Meg Atis  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 6th day of January, 2016.  
Notary Public Alexander T Seidel

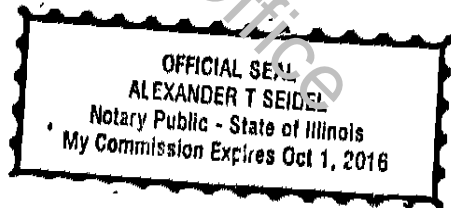


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date 1-6, 2016

Signature: Meg Atis  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 6th day of January, 2016.  
Notary Public Alexander T Seidel



Note: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)