UNOFFICIAL COPY

PREPARED BY:

Codilis & Associates, P.C. Brian P. Tracy, Esq. 15W030 N. Frontage Rd. Burr Ridge, IL 60527

MAIL TAX BILL TO:

Jiayi Lou 1413 N. Sterling Ave., 204 Palatine, IL 60067

MAIL RECORDED DEED TO:

Daniel Levy 100 S. Saunders Road, Spite 150 Lake Forest, IL 60045-2525



Doc#: 1602119100 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 01/21/2016 02:52 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Frueral National Mortgage Association, of P.O. Box 650043 Dallas, TX 75265-0043, a corporation organized and existing under the laws of the United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Jiayi Lou, of 233 W. Happfield Dr. Arlington Heights, IL 60004, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

PARCEL 1: UNIT 1413-204 IN THE FOREST EDGE CONDOMINIUM NO.2 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, FOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN. DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF DUNDEE ROAD AND THE EAST LINE OF STERLING AVENUE ACCORDING TO THE PLAT OF DEDICATION FOR SAID STREETS RECORDED NOVEMBER 9, 1972 AS DOCUMENT NO. 221 4267. THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST BEING THE EAST LINE OF SAID STERLING AVENUE FOR A DISTANCE OF 198,47 FEET TO A POINT OF CURVATURE IN SAID EAST LINE; THENCE CONTINUING SOUTHERLY ALONG THE EAST LINE OF SAID STERLING AVENUE BEING A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 450 FEET FOR AN ARC DISTANCE OF 72.69 FEET; THENCE NORTH 82 DEGREES 48 MINUTES 07 SECONDS EAST 442.10 FEET ALONG A LINE THAT INTERSECTS THE WEST LINE OF THE EAST 362.35 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9 AT A POINT THAT IS 1307.05 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 9 AS MEASURED ALONG THE WEST LINE OF SAID EAST 362.35 FEFT; THENCE NORTH 00 DEGREES, 09 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF THE EAST 362.35 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9, 267.50 FEET TO THE SOUTH LINE OF SAID DUNDEE ROAD, THENCE SOUTH 83 DEGREES 07 MINUTES 50 SECONDS WEST 435.15 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 85306229 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE, SPACE NO. 1413-2040, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT NO. 85306299.

REAL ESTATE TRANSFER TAX			21-Jan-2016
		COUNTY:	42.50
		ILLINOIS:	85.00
		TOTAL:	127.50

02-09-202-016-1031 20160101660352 0-582-820-416

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Special Warranty Deed - Continued NOFFICIAL COPY

PERMANENT INDEX NUMBER: 02-09-202-016-1031

PROPERTY ADDRESS: 1413 N. Sterling Ave 204, Palatine, IL 60067

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

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Dated this	
Dated this 1121.72	<u></u>
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0/	Fannie Mae A/K/A Federal National Mortgage Association
•	By: Moser Ly Matthew J. Rosenbur
ST. 1999 65 - 111 /	Codilis Associates, P.C., is Attorney in Fact
STATE OF Illinois) SS.	45
COUNTY OF DuPage)	
I the undersioned a Nature Dublic in and C	
Marthew I Rosenhurg Attorney in Fact for F	for said County, in the State aforesaid, do hereby certify that Fannie Mae A/K/A Feur. at National Mortgage Association, personally
known to me to be the same person(s) whose name(s) is/are s	subscribed to the foregoing instrument, appeared before me this day in
person, and acknowledged that he/she/they signed, sealed and the uses and purposes therein set forth.	delivered the said instrument, as his/her/their free and voluntary act, for
and purposed shorom out torm.	
Character Lands 1	1/12 1/2
Given under my hand and	notarial seal, this
OFFICIAL SEAL FRANCESCA E SIEGERT	
NOTARY PUBLIC - STATE OF ILLINOIS	My commission expires:
MY COMMISSION EXPIRES:08/31/19	My contains sion expires.
Exempt under the provisions of	
Section 4, of the Real Estate Transfer ActDate	
Agent.	