

Mail Deed + Tax Bill  
Alison Besikof

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1739 N Paulina St #414  
Chicago, IL 60622

Doc#: 1606122005 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/01/2016 08:31 AM Pg: 1 of 4

3800-3729  
REO #XC140TOX

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, P.O. Box 650043, Dallas, TX 75265-0043, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT CONVEY and SELL to Darrel Besikof, address: 12231 Orchard Avenue West, Minnetonka, MN 55305, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

UNIT 2-H IN 3180 LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON THE SURVEY PLAT OF THAT CERTAIN PARCEL OF REAL ESTATE IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1974 AND KNOWN AS TRUST NUMBER 32842 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22844947 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Commonly known as: 3180 N. Lake Shore Dr., #2H, Chicago, IL 60657  
Property Index No. 14-28-200-003-1008

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for the 2015 2<sup>nd</sup> installment and subsequent years;
- (b) building setback lines, rights, easements, limitations, covenants, conditions and/or restrictions of record;
- (c) provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of

**FIRST AMERICAN TITLE**  
FILE # 2648587  
1041

ALISTO 4

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Condominium recorded as document 22844947 and any amendments thereto;

- (d) grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$192,000.00 for a period of 3 month(s) from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$192,000.00 for a period of 3 month(s) from the date of the recording of this deed. These restrictions shall run with the land and are not personal to Grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homes from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and,
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.
- 3.

IN WITNESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this 23<sup>rd</sup> day of February, 2016.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG, LTD. Attorney in Fact

By: \_\_\_\_\_

Holder of Limited POA

**THIS INSTRUMENT WAS PREPARED BY:**  
 Hauselman, Rappin & Olswang, Ltd.  
 29 E. Madison St., Suite 950  
 Chicago, IL 60602  
 (312) 372-2020

REAL ESTATE TRANSFER TAX 29-Feb-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-28-200-003-1008 | 20160201674049 | 1-313-782-336

REAL ESTATE TRANSFER TAX 29-Feb-2016



CHICAGO:	1,200.00
CTA:	480.00
TOTAL:	1,680.00 *

14-28-200-003-1008 | 20160201674049 | 0-240-040-512

\* Total does not include any applicable penalty or interest due.

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STATE OF ILLINOIS

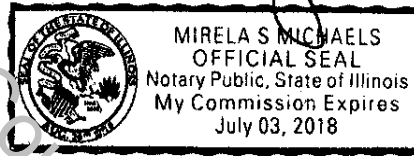
COUNTY OF COOK

I, Mirela S Michaels, a Notary Public in and for said County, in the State  
aforementioned, DO HEREBY CERTIFY that Daniel H. Olswang, personally known to me  
to be the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of  
Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL  
MORTGAGE ASSOCIATION ORGANIED AND EXISTING UNDER THE LAWS OF THE UNITED  
STATES OF AMERICA 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  
acknowledged that as such officer, he signed and delivered the said instrument,  
pursuant to authority given by the Board of Directors of said corporation as his 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 23<sup>rd</sup> day of February, 2016.

\_\_\_\_\_  
Notary Public

Prepared by:  
Hauselman, Rappin & Olswang, Ltd.  
29 E. Madison St., Suite 950  
Chicago, IL 60602  
(312) 372-2020



SELLER IS EXEMPT FROM PAYMENT OF STATE TAXES AND TAX STAMP ON DEEDS PURSUANT TO  
12 U.S.C. 1723a(c)(2).  
EXEMPT UNDER PROVISIONS OF PARAGRAPH B OF SECTION 31-45 PROPERTY TAX CODE

2/23/16 \_\_\_\_\_  
Date Signature

Clerk's Office

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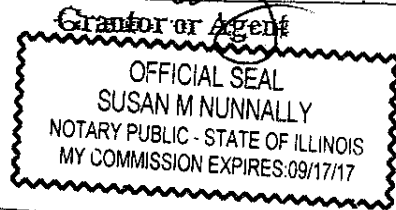
## STATEMENT BY GRANTOR AND GRANTEE

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 February 26, 2016

Signature: [Signature]

Subscribed and sworn to before me  
By the said agent  
This 26 day of February, 2016.  
Notary Public Susan M. Nunnally

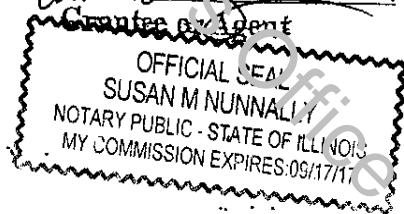


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 26, 2016

Signature: [Signature]

Subscribed and sworn to before me  
By the said agent  
This 26 day of February, 2016.  
Notary Public Susan M. Nunnally



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.)