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Doc#: 1607550056 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/15/2016 01:49 PM Pg: 1 of 3

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)

Dec ID 20160301677349
ST/CO Stamp 0-752-731-712 ST Tax \$57.50 CO Tax \$28.75

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SPECIAL WARRANTY DEED

(Illinois)

THIS AGREEMENT, made this 8th day of March, 2016, 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:

LOT 117 IN J.E. MERRION'S COUNTRY CLUB HILLS FIRST ADDITION, A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (EXCEPT THE EAST 50 FEET OF THE SOUTH 165 FEET THEREOF) AND THE EAST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 50 FEET THEREOF AND EXCEPT THE WEST 262 FEET OF THE SOUTH 450 FEET THEREOF) OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1956 AS DOCUMENT 16709687, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Numbers: 28-34-308-015

Address of the Real Estate: **18040 BAKER AVENUE COUNTRY CLUB HILLS, ILLINOIS, 60478**

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.

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.

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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 

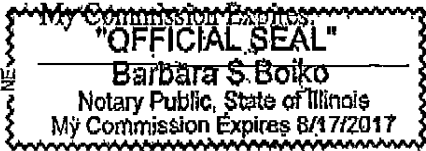
Print Name: Ronald S. Osimani

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 8th day of March, 2016.


Notary Public



City of Country Club Hills
EXEMPT
Real Estate Transfer Stamp

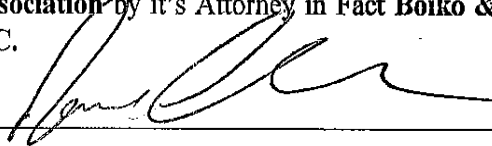
3.8.16 KW

AFFIX TRANSFER TAX STAMP	
OR	
"Exempt under provisions of Paragraph B"	
Section 31-45; Real Estate Transfer Tax Act	
3/8/2016	
Date	Buyer, Seller or Representative

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 these presents by its Director, the day and year first above written.

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

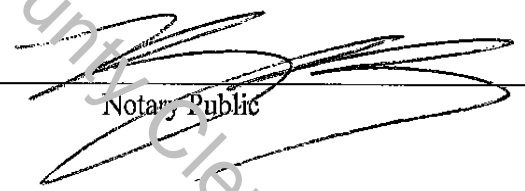
By 

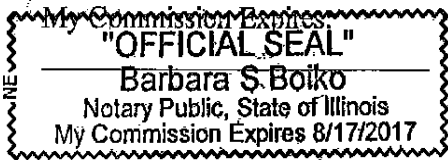
Print Name: **Ronald S. Osimani**



STATE OF ILLINOIS)
) ss.
COUNTY OF COCK)

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 8th day of March, 2016.


Notary Public



REAL ESTATE TRANSFER TAX		10-Mar-2016
	COUNTY:	28.75
	ILLINOIS:	57.50
	TOTAL:	86.25
28-34-308-015-0000 20160301677349 0-752-731-712		