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Doc#: 1607847013 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/18/2016 09:11 AM Pg: 1 of 3

Dec ID 20160201667371
ST/CO Stamp 0-251-160-128 ST Tax \$77.00 CO Tax \$38.50

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MAIL TO:
JCA Fund 11 LLC
626 W Randolph #1
Chicago IL 60661
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 5 day of February, 2016., between **Fannie Mae a/k/a Federal National Mortgage Association (P.O. Box 650043, Dallas, TX 75265-0043)**, a corporation 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 (626 W Randolph St Suite 1, Chicago, IL 60661)**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) 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, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: **TO HAVE AND HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 06-14-428-015-1325

PROPERTY ADDRESS(ES): 87 North Victoria Lane, Unit B, Streamwood, IL, 60107

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EXHIBIT A

PARCEL 1: UNIT B OF 87 VICTORIA LANE IN VICTORIAN PARK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND; VARIOUS LOTS IN ESTATE PARK UNITS ONE, TWO AND THREE, SUBDIVISIONS OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 0516003074; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE B, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO. PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE B, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO.

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