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Doc#: 1608915003 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/29/2016 08:22 AM Pg: 1 of 5

**Prepared by:**

Potestivo & Associates  
223 W. Jackson Blvd  
Suite 610  
Chicago, IL 60606

**When Recorded, Return To:**

Rubin Lublin, LLC  
3740 Davinci Court, Ste. 150  
Peachtree Corners, GA 30092

FILE NO.: 15-02337

**Address of Grantee & Subsequent Tax Bills to:**

New Owner  
14221 Dallas Parkway, Suite 1000  
Dallas, TX 75254

**SPECIAL WARRANTY DEED**

ABOVE SPACE FOR RECORDER'S USE ONLY

KNOW ALL MEN BY THESE PRESENTS, that,

REGIONS BANK D/B/A REGIONS MORTGAGE

The GRANTOR herein, whose address is REGIONS BANK D/B/A REGIONS MORTGAGE c/o Regions Mortgage, 7130 Goodlett Farms Parkway, Cordova, TN 38016, for consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, does give, grant, bargain, sell, warranty, and convey unto

FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS,

The GRANTEE, whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254 all of the following described premises situated in the County of Cook, State of Illinois, to-wit:

NO.	4031	REAL ESTATE TRANSFER TAX
AMOUNT	\$150.00	EXEMPT
DATE	3/11/16	
SOLD BY	T.N	Village of GLENWOOD

5/13/16  
58.00

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LOT 233 IN THE FIFTH ADDITION TO GLENWOOD GARDENS, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 1966 AS DOCUMENT NUMBER 19925538 IN COOK COUNTY, ILLINOIS.

Commonly known as: 14 South Spruce Lane, Glenwood, IL 60425

Tax No: 32-03-403-021

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 GRANTOR, 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 GRANTEE, its heirs and assigns forever.

And GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with GRANTEE, 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 encumbered 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:

WITNESS the HAND and SEAL of the GRANTOR on this 26th day of August, 2015.

REGIONS BANK D/B/A REGIONS MORTGAGE

By Michael Patten

Printed Name: Michael Patten

Title: Vice President

Attest: Jeffrey R. Henstey

Printed Name: Jeffrey R. Henstey

Title: Assistant Vice President

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STATE OF Tennessee  
COUNTY OF Shelby

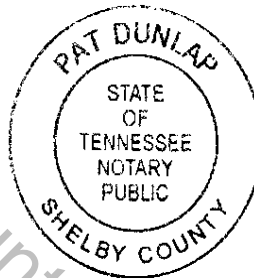
Personally appeared before me, the undersigned authority in and for the said county and state, on this 26 day of August, 2015, within my jurisdiction, the within named Michael Fadden, who acknowledged that (he)(she) is Vice President of REGIONS BANK D/B/A REGIONS MORTGAGE, and that for and on behalf of the said entity, and its act and deed (he) (she) executed the above and foregoing instrument after first having been duly authorized by said entity so to do.

Given under my hand and seal this 26 day of August, 2015.

Pat Dunlap  
Notary Public

My commission expires: \_\_\_\_\_

[Notary Seal]



My Commission Expires 01/31/2016

Property of Cook County Clerk's Office

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EXEMPT UNDER PROVISIONS OF PARAGRAPH B (1) SECTION 31-45, REAL ESTATE  
TRANSFER TAX ACT.

DATE 08/26/15

M. Miller

Property of Cook County Clerk's Office


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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 11 | 4 | 2015

SIGNATURE:   
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

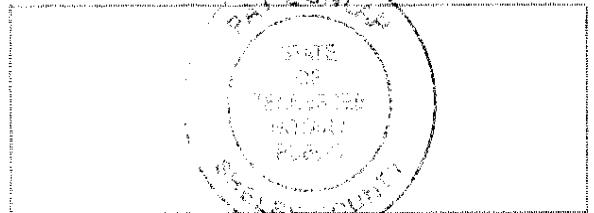
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Michael Patten

On this date of: 11 | 4 | 2015

NOTARY SIGNATURE: 

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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.

DATED: 11 | 4 | 2015

SIGNATURE:   
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

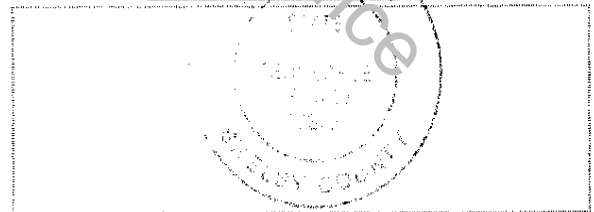
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Michael Patten

On this date of: 11 | 4 | 2015

NOTARY SIGNATURE: 

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **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 Act: (35 ILCS 200/Art. 31)**