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Doc#: 1609945010 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/08/2016 09:05 AM Pg: 1 of 4

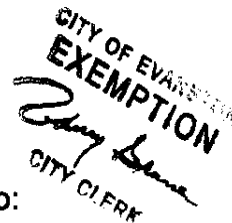
3800-4087
REO #C150FP7

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 Colin Cross and Karen Tekverk, ~~✗~~ _____, address: 424 Hamilton St., #2, Evanston, IL 60202, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit: *✗ husband and wife, tenants by the entirety*

Unit Number 424-2 in the Hamilton Club Condominium, as delineated on a survey of the following described tract of land: Lots 21 and 22 in Block 78 in Evanston in Section 19, Township 41 North, Range 14, and Sections 7, 16 and 19, in Township 41 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the declaration of condominium recorded July 20, 1999 as document number 99691284; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Commonly known as: 424 Hamilton St., #2, Evanston, IL 60202
Property Index No. 11-19-208-035-1011



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

- (a) general real estate taxes for the 2015 2nd 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 Condominium recorded as document 99691284 and any amendments thereto

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 homesteads from sale on execution or otherwise.



FIRST AMERICAN TITLE
FILE # 2711179

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 07 Apr-2016

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

11-19-208-035-1011 | 20160301685513 | 1-530-105-408

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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.

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 29 day of March, 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

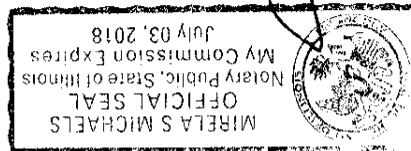
STATE OF ILLINOIS
COUNTY OF COOK

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 ORGANIZED 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 29 day of March, 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(d)(2).

EXEMPT UNDER PROVISIONS OF PARAGRAPH B OF SECTION 31-45 PROPERTY TAX CODE

Date _____ Signature _____

Mail to:

Katherine Hart
9349 Forestview Rd.
Evanston, IL 60203

Send tax bills to:

Colin Cross & Karen Tekverk
424 Hamilton, Unit 2
Evanston, IL 60202

First American Title Insurance Company
5215 Old Orchard Road
Skokie, IL 60077
Phone: (847)470-3190
Fax: (866)524-3882



First American

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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 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.

Dated 4/6/16 Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent affiant
this 6 day of April, 2016

Notary Public [Signature]

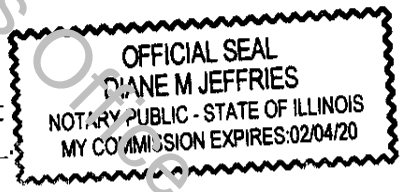


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 4/6/16 Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee affiant
this 6 day of April, 2016

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)