

UNOFFICIAL COPY

FIRST AMERICAN TITLE
FILE # 2642950



Doc#: 1610945015 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/18/2016 08:58 AM Pg: 1 of 3

3800-3690
REO #C1501PS

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 Thomas Traxler and William Donoghue, address: 1118 Ontario St., Oak Park, IL 60302, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

as tenants by the entirety

THE EAST 30 FEET OF LOT 11 IN BLOCK 7 IN KETTLESTRING'S ADDITION TO HARLEM, BEING A SUBDIVISION OF THE NORTH PART OF THE NORTH WEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 161 OF MAPS, PAGE 92, IN COOK COUNTY, ILLINOIS.

EXEMPTION APPROVED

Commonly known as: 1118 Ontario St., Oak Park, IL 60302
Property Index No. 16-07-112-007-0000


Steven E. Drazner, CFO
Village of Oak Park

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;

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.

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.

A 3

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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 ____ day of April, 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

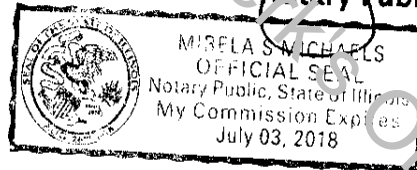
STATE OF ILLINOIS

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 ____ day of April, 2016.

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

Date _____ Signature _____

Mail to + Att Tax bills!
Traxler + Doughue
1118 Ontario Street
Oak Park, IL 60302

EXEMPTION APPROVED

Steven E. Drazner, CFO
Village of Oak Park

REAL ESTATE TRANSFER TAX		15-Apr-2016
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

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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 April 14, 20 16

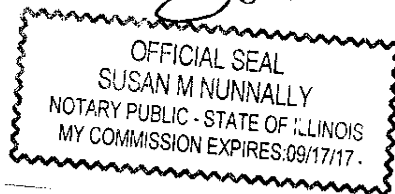
Signature: _____

[Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said apt
This 14 day of April, 20 16

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 April 14, 20 16

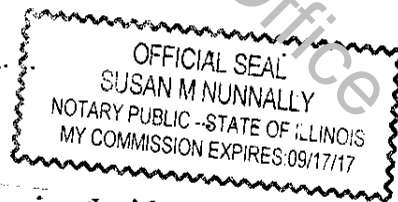
Signature: _____

[Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said apt
This 14 day of April, 20 16

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)

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Declaration ID: 20160401689496



Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: 1-827-339-840



16109450155

Doc#: 1610945015 Fee: \$.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/18/2016 09:00 AM Pg: 1 of 3



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1118 ONTARIO ST
Street address of property (or 911 address, if available)
OAK PARK 60302-1916
City or village ZIP
Oak Park
Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

16-07-112-007-0000 No
Primary PIN Lot size or acreage Unit Split Parcel

4 Date of instrument: 4/14/2016
Date

5 Type of instrument (Mark with an "X."): _____ Warranty deed
_____ Quit claim deed _____ Executor deed _____ Trustee deed
_____ Beneficial interest Other (specify): Special Warranty Deed

6 Yes _____ No Will the property be the buyer's principal residence?

7 Yes _____ No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

- a _____ Land/lot only
- b Residence (single-family, condominium, townhome, or duplex)
- c _____ Mobile home residence
- d _____ Apartment building (6 units or less) No. of units: 0
- e _____ Apartment building (over 6 units) No. of units: 0
- f _____ Office
- g _____ Retail establishment
- h _____ Commercial building (specify):
- i _____ Industrial building
- j _____ Farm
- k _____ Other (specify):

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: _____

Demolition/damage _____ Additions _____ Major remodeling _____
New construction _____ Other (specify): _____

10 Identify only the items that apply to this sale.

- a _____ Fulfillment of installment contract year contract initiated: _____
- b _____ Sale between related individuals or corporate affiliates
- c _____ Transfer of less than 100 percent interest
- d _____ Court-ordered sale
- e _____ Sale in lieu of foreclosure
- f _____ Condemnation
- g _____ Short sale
- h Bank REO (real estate owned)
- i _____ Auction sale
- j _____ Seller/buyer is a relocation company
- k _____ Seller/buyer is a financial institution or government agency
- l _____ Buyer is a real estate investment trust
- m _____ Buyer is a pension fund
- n _____ Buyer is an adjacent property owner
- o _____ Buyer is exercising an option to purchase
- p _____ Trade of property (simultaneous)
- q _____ Sale-leaseback
- r _____ Other (specify):
- s _____ Homestead exemptions on most recent tax bill:
 - 1 General/Alternative _____ 0.00
 - 2 Senior Citizens _____ 0.00
 - 3 Senior Citizens Assessment Freeze _____ 0.00

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration 11 285,500.00
12a Amount of personal property included in the purchase 12a 0.00

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Doc ID: 20160401689496

Closing Completed

State/County Stamp: 1-827-339-840

Doc#: 1610945015 Fee: \$.00

Karen A. Yarbrough

Lo.: Not Recorded

City Stamp:

Cook County Recorder of Deeds

Date: 04/18/2016 08:59 AM Pg: 1 of 3

COOK COUNTY

Real Estate Transfer Declaration

PROPERTY IDENTIFICATION:

Address of Property	<u>1118 ONTARIO ST</u>	<u>OAK PARK</u>	<u>60302-1916</u>
	Street or Rural Route	City	ZIP

Permanent Real Estate Index No.	<u>16-07-112-007-0000</u>	Township	<u>Oak Park</u>
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Date of Deed	<u>4/14/2016</u>	Type of Deed	<u>Special Warranty Deed</u>
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TYPE OF PROPERTY:

- Single Family Commercial
 Condo, co-op Industrial
 4 or more units (residential) Vacant Land
 Mixed use (commer. & resid.) Other (select description)

INTEREST TRANSFERRED:

- Fee title Controlling interest in real estate entity (ord. Sec. 2)
 Beneficial interest in a land trust
 Lessee interest in a ground lease Other (select description)

LEGAL DESCRIPTION:

Sec. <u>07</u>	Twp. <u>Oak Park</u>	Range <u>13</u>
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THE EAST 30 FEET OF LOT 11 IN BLOCK 7 IN KETTLESTRING'S ADDITION TO HARLEM, BEING A SUBDIVISION OF THE NORTH PART OF THE NORTH WEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 161 OF MAPS, PAGE 92, IN COOK COUNTY, ILLINOIS

COMPUTATION OF TAX:

Full actual consideration	<u>285,500.00</u>
Less amount of personal property included in purchase	<u>0.00</u>
Net consideration for real estate	<u>285,500.00</u>
Less amount of mortgage to which property remains subject	<u>0.00</u>
Net taxable consideration	<u>285,500.00</u>
Amount of tax stamps (\$.25 per \$500 or part thereof)	<u>0.00</u>

ATTESTATION OF PARTIES: we hereby declare the full actual consideration and above facts contained in the declaration to be true and correct.

<u>FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION</u>	<u>1 S WACKER DR</u>	<u>CHICAGO</u>	<u>60606-4614</u>
Name and Address of Seller	Street or Rural Route	City	ZIP Code

<u>THOMAS TRAXLER</u>	<u>1118 ONTARIO ST</u>	<u>OAK PARK</u>	<u>60302-1916</u>
Name and Address of Buyer	Street or Rural Route	City	ZIP Code

Buyer has a different mailing address for tax documents.

<u>THOMAS TRAXLER</u>	<u>1118 ONTARIO ST</u>	<u>OAK PARK</u>	<u>IL</u>	<u>60302-1916</u>
Name or company	Street address	City	State	ZIP Code

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Declaration ID: 20160401689496

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: 1-827-339-840

City Stamp:

Exempt Transfers**(Select the Appropriate Exemption)**

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

- Transfer is not exempt.
- A. Transfers of real property made prior to May 21, 1979, where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;
- B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation, or institution organized and operated exclusively for charitable, religious, or educational purposes or acquired by any international organization not subject to local taxes under applicable law;
 FEIN of entity holding IRS Tax Exempt Status 520883107
 Note: Prepare to present proof of IRS tax exempt status, if requested, at time of recording.
- C. Transfers in which the deed, assignment, or other instrument of transfer secures debt or other obligation;
- D. Transfers in which the deed, assignment, or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment, or other instrument of transfer previously recorded or delivered;
- E. Transfers in which the transfer price is less than \$100.00;
- F. Transfers in which the deed is a tax deed;
- G. Transfers in which the deed, assignment, or other instrument of transfer releases property which secures debt or other obligations;
- H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;
- I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;
- J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;
- K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;
 Provide bankruptcy court docket number: _____
- L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filling the declaration; and
- M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.