

UNOFFICIAL COPY



Doc#: 1611345032 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/22/2016 11:21 AM Pg: 1 of 3

MAIL TO:

Daniel Scott
5140 N. Cumberland Ave #150
Chicago, IL 60630

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

1164244015

THIS INDENTURE, made this 31 day of March, 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 **Paul Breytman, (1833 Monroe Avenue, A, Glenview, IL 60025)** 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): 03-12-302-111-0000


PROPERTY ADDRESS(ES): 413 Hickory Drive, Wheeling, IL, 60090


VILLAGE OF WHEELING
ILLINOIS
Real Estate Transfer Approved
Date 4-13-16
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

S Y
P 3
S N
SC V
INT AB

UNOFFICIAL COPY

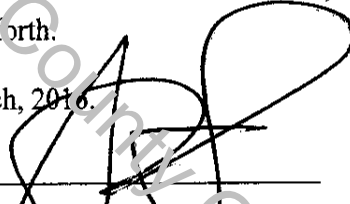
Fannie Mae a/k/a Federal National Mortgage Association


By: Pierce & Associates, P.C.
As Attorney in Fact
Eddy Copot

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Amanda K. Griffin the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Eddy Copot, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 31 day of March, 2016.



NOTARY PUBLIC

My commission expires



6/20/18

This Instrument was prepared by
Janet Keating/PIERCE & ASSOCIATES, P.C.,
1 North Dearborn, Suite 1300, Chicago, IL 60602



PLEASE SEND SUBSEQUENT TAX BILLS TO:

Paul Beythman
1833 Montreal Ave #1
Oakview, IL 60455

REAL ESTATE TRANSFER TAX		22-Apr-2016
	COUNTY:	66.25
	ILLINOIS:	132.50
	TOTAL:	198.75

03-12-302-111-0000 | 20160301685613 | 1-502-223-936

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1: BUILDING NUMBER 21 UNIT NUMBER 6 IN HARMONY VILLAGE, BEING A SUBDIVISION OF THAT PART OF THE WEST 909.92 FEET OF LOT 25 LYING NORTH OF THE SOUTH 200 FEET OF SAID LOT (EXCEPT THE NORTH 40 FEET THEREOF) IN ASSESSOR'S DIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO THAT PART IN THE SOUTH 200 FEET OF LOT 25 IN ASSESSOR'S DIVISION AFORESAID AND THAT PART OF LOTS 1 AND 2 IN GREWE'S SUBDIVISION OF THAT PART LYING WEST OF THE CENTER OF DES PLAINES RIVER OF LOTS 26, 32 AND 33 IN ASSESSOR'S DIVISION IN SAID SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE SOUTH 200 FEET OF LOTS 25, 909.92 FEET EAST OF THE WEST LINE OF LOT 25, TO A POINT ON THE SOUTH LINE OF LOT 2 IN GREWE'S SUBDIVISION 944.74 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND TOGETHER WITH THAT PART OF EAST 1/2 OF SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY LINE OF WOLF ROAD AND SOUTH OF THE NORTH 743.68 FEET THEREOF (EXCEPT SOUTHERLY 46.8 FEET THEREOF), IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 15, 1972 AND KNOWN AS TRUST NUMBER 60448 DATED AUGUST 2, 1973 AND RECORDED OCTOBER 2, 1973 AS DOCUMENT 22498972 AND ALSO FILED AS DOCUMENT LR 2720034 AND AS CREATED BY THE DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 15, 1972 AND KNOWN AS TRUST NUMBER 60448 TO DIANE GOODMAN DATED NOVEMBER 15, 1973 AND RECORDED DECEMBER 11, 1973 AS DOCUMENT 22568650 FOR INGRESS AND EGRESS.