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Doc#: 1613119153 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 05/10/2016 12:51 PM Pg: 1 of 3

MAIL TAX
STATEMENT (C:

Righteons Daks, I'me

2189 W. Bowler St.

Chicago, IL 60612

SPECIAL WARRANTY DEED- Statutory REO Cas • No: C150HHM

The Grantor, 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, for and in consideration of Sixty Thousand and 00/100 Dollars (\$60,000.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to Righteous Oaks, Inc., 2189 West Bowler St., Chicago, IL 50512, the following described premises:

(See Legal Description Attached)

FIDELITY NATIONAL TITUE 51 6009379

Permanent Index Number: 16-11-414-071-1002

Note: For informational purposes only, the land is commonly known as:

3323 W. Washington Blvd., Unit 2, Chicago, IL 60624

The warranties given herein are limited to the acts of the Grantor. Subject to easements, reservations and restrictions, if any, of record. Subject to all general unpaid real estate taxes.

Grantee accepts conveyance of the premises in "as is" condition and acknowledges that Grantor has made no representation, warranties or guarantees as to the condition of said premises.

REAL ESTATE TRANSFER TAX			09-May-2016
	COUNTY:	0.00	
		ILLINOIS:	0.00
		TOTAL:	0.00
16-11-41	4-071-1002	20160501601627	0-950-782-272

REAL ESTATE TRANSFER TAX		09-May-2016
	CHICAGO:	450.00
	CTA:	0.00
	TOTAL:	450.00 ·
16-11-414-071-1002	20160501601627	1-061-392-70

* Total does not include any applicable penalty or interest due.



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Dated: <u>PPillo, adlo</u> .
Fannie Mae A/K/A Federal National Mortgage Association
By: Heavner, Beyers & Mihlar, LLC as Attorney-in-Fact
By: O Its: Managing Member
STATE OF ILLINOIS) COUNTY OF DECO
CERTIFY that Report & Miniar, LLC, as Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Managing Member, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his iree and voluntary act and as the free and voluntary act of said Corporation, being thereunto authorized, for the uses and purposes therein set forth. GIVEN under my hand and notarial seriethis day of paid., A.D.,
2016. "OFFICIAL SEAL" REBECCA C. BINKLEY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 02-08-2019 Notary Public
DOCUMENTARY STAMP
"exempt under provisions of Paragraph "b", Section 31-45, Property Tax Code (35 ILCS 200/31-45)."
Date Buyer, Seller or Representative

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Heavner, Beyers & Mihlar, LLC, Attorneys 145 South Water Street, Decatur, IL 62523 Phone: (217) 422-1719

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Legal Description:

Parcel 1: Unit 2 together with its undivided percentage interest in the common elements in 3323 West Washington Condominium as delineated and defined in the Declaration recorded as Document No. 0619218024, in Southeast 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: exclusive use for parking purposes in and to Parking Space No. P-2, a limited common element, as set forth and defined in said Declaration of Condominium and Survey attached thereto, in Cook County, Illinois.

