

Doc#: 1614129012 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 05/20/2016 02:44 PM Pg: 1 of 3

MAIL TO: AVSTIN CAPPS

1532 W FARGO AVE APT 39 CHICAGO, JL 60626

SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL)

ILLINOIS

THIS INDENTURE, made this _____ day of April, 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 Austin Capps, (4606 N Winchester Avenue, Apt. 1A, Chicago, IL 6% 0) 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, FASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances dicreunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, tents, 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 preceises, 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): 11-29-306-032-1013

PROPERTY ADDRESS(ES): 1532 West Fargo Avenue Apt. 3S, Chicago, IL, 60626



REAL ESTATE TRANSFER TAX		20 -M ay-2016
	COUNTY:	43.00
	ILLINOIS:	86.00
	TOTAL:	129.00
11-29-306-032-1013	20160301686598	0-264-214-848

REAL ESTATE TRANSFER TAX		20-May-2016
	CHICAGO:	645.00
	CTA:	258.00
	TOTAL:	903.00 *
11-29-306-032-1013	20160301686598	2-139-986-240

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

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Fannie Mae a/k/a Federal National Mortgage Association

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

STATE OF A INOIS) 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 in trument, 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

_ day of April, 20 16

TAR Y PUBLIC

My commission expires

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

MOTARY PUBLIC, STATE OF ILLINOIS

MY CORD DISTRIBUTION EXPIRES 06/20/20/16

PLEASE SEND SUBSEQUENT TAX BILLS TO:

AUSTIN CAPPS

1532 W FARGO AVE APT 35 CHICAGO, IL 60626

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EXHIBIT A

PARCEL 1: UNIT NO. 1532-3S IN THE 1530 WEST FARGO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 19 AND 20 IN BLOCK 8 IN BIRCHWOOD BEACH, A SUBDIVISION IN SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021083204, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE USE OF STORAGE SPACE S-22, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED OCTOBER 2, 2002 AS DOCUMENT NUMBER 0021083204.

