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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:
AVUSTIN CAPPS
1532 W FARGO AVE APT 3S
CHICAGO, IL 60626

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

TT44244 4/19/16 1002 |

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 60640)** 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 hereunder 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): **11-29-306-032-1013**

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

JK

REAL ESTATE TRANSFER TAX	20-May-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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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.

County of Cook County Clerk's Office