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1615245036D

Doc#: 1615245036 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/31/2016 11:43 AM Pg: 1 of 3

TICKET 10/3
MAIL TO:
Stephanie S Green
10 N. Dearborn, Suite 600
Chicago, IL 60662
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE made this 4 day of May, 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 **Angela Higginbotham, (4563 South Michigan Avenue, Chicago, IL 60653)** 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 where of 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): 17-22-304-059-1075/ -1149

PROPERTY ADDRESS(ES): 1717 South Prairie Avenue Apt 1306, Chicago, IL, 60616

CCRD REVIEW *PM*

REAL ESTATE TRANSFER TAX		31-May-2016	
	COUNTY:	177.50	
	ILLINOIS:	355.00	
	TOTAL:	532.50	

17-22-304-059-1075 | 20160501699291 | 1-954-371-904

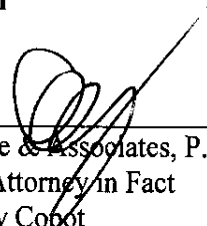
REAL ESTATE TRANSFER TAX		31-May-2016	
	CHICAGO:	2,662.50	
	CTA:	1,065.00	
	TOTAL:	3,727.50 *	

17-22-304-059-1075 | 20160501699291 | 1-474-902-336

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

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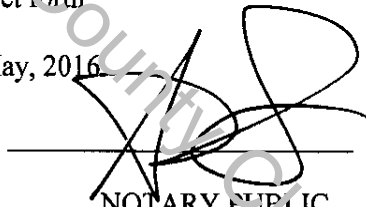
Fannie Mae a/k/a Federal National Mortgage Association

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

STATE OF 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 4 day of May, 2016

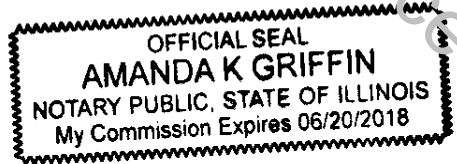


NOTARY PUBLIC

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:

Angela Nigginbotham
1717 S. Prairie Ave #1306
Chicago, IL 60616

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EXHIBIT A

UNIT 1306 AND PARKING UNIT P-37 IN THE PRAIRIE DISTRICT HOMES- TOWER RESIDENCES CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE PART IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 3, 2003 AS DOCUMENT 0330719060, AS AMENDED FROM TIME TO TIME TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office