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1615445005

After Recording Mail To:
Alliance for Revitalized Communities, LLC
2950 Buskirk Ave., Suite 300
Walnut Creek, CA 94597

Doc#: 1615445005 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/02/2016 08:38 AM Pg: 1 of 3

SEND SUBSEQUENT TAX BILLS TO:
Alliance for Revitalized Communities, LLC
2950 Buskirk Ave., Suite 300
Walnut Creek, CA 94597

This instrument was prepared by:
Boiko & Osimani, P.C.
3447 N. Lincoln Ave., Chicago, Illinois 60657
Phone # 773-256-6000

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SPECIAL WARRANTY DEED: FIRST AMERICAN TITLE (Illinois) FILE # 2735743

THIS AGREEMENT, made this 13th day of April, 2016, between **Fannie Mae A/K/A Federal National Mortgage Association**, whose address is **Fannie Mae, P.O. Box 650043, Dallas, Texas, 75265-0043**, 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 **Alliance for Revitalized Communities, LLC, A CALIFORNIA LLC, AUTHORIZED TO DO BUSINESS IN ILLINOIS**, whose address is **2950 Buskirk Ave., Suite 300, Walnut Creek, CA 94597**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration 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, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Lot 15 in Block 14 in Prospect Heights Manor Subdivision of the East half of the Northeast quarter (except the West 493.20 feet of the North 353.20 feet) in Section 27, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded June 14, 1946 as document no. 13821026, in Cook County, Illinois.

Permanent Real Estate Numbers: 03-27-214-009-0000
Address of the Real Estate: 100 S. Wheeling Road, Prospect Heights, Illinois, 60070

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 hereditaments and appurtenances. TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the part of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

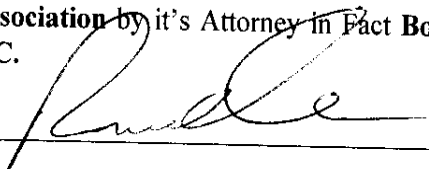
REAL ESTATE TRANSFER TAX		01-Jun-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
03-27-214-009-0000 20160401691569 0-820-738-368		

CCRD REVIEW

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Director, the day and year first above written.

Fannie Mae A/K/A Federal National Mortgage Association by its Attorney in Fact **Boiko & Osimani, P.C.**


By 

Print Name: **Ronald S. Osimani**

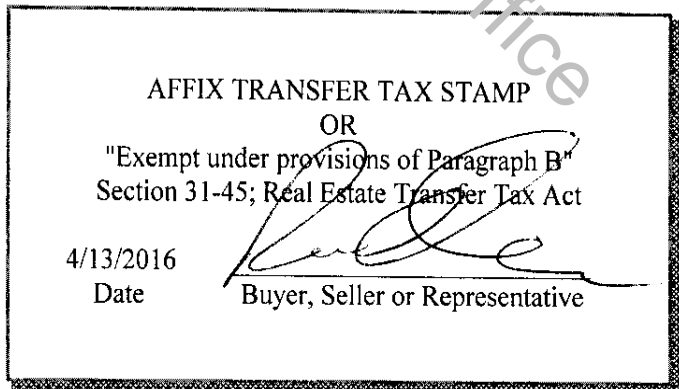
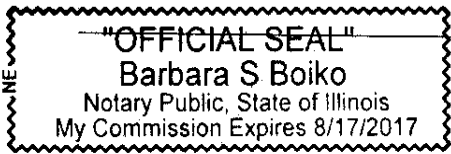
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, **Barbara S. Boiko**, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Ronald S. Osimani**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such **Ronald S. Osimani**, of **Boiko & Osimani, P.C.**, Attorney in Fact for **Fannie Mae A/K/A Federal National Mortgage Association**, signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of April, 2016.


Notary Public

My Commission Expires:



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First American

First American Title Insurance Company
4230 West Irving Park Road
Chicago, IL 60641
Phone: (773)481-7589
Fax: (866)425-8271

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: May 24, 2016

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____, affiant, on May 24, 2016.

Notary Public _____

[Handwritten Signature]
OFFICIAL SEAL
ESMERALDA RAMIREZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 07/26/18

The grantee or his agent affirms and declares that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: May 24, 2016

Signature: _____

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said *[Handwritten Name]*, affiant, on May 24, 2016.

Notary Public _____

[Handwritten Signature]

OFFICIAL SEAL
ESMERALDA RAMIREZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 07/26/18

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)