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Doc#: 1616657071 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/14/2016 10:48 AM Pg: 1 of 3

GIT

40025251 (11/10/16)

After Recording Mail To:
JCA Fund 11, LLC
626 W. Randolph Street, Suite 1, Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:
JCA Fund 11, LLC
626 W. Randolph Street, Suite 1, Chicago, IL 60661

This instrument was prepared by:
Boiko & Osimani, P.C.
3447 N. Lincoln Ave., Chicago, Illinois 60657
Phone # 773-296-6100

Dec ID 20160501603809
ST/CO Stamp 0-389-547-328

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SPECIAL WARRANTY DEED (Illinois)

THIS AGREEMENT, made this 12th day of May, 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 JCA Fund 11, LLC, whose address is 626 W. Randolph Street, Suite 1, Chicago, Illinois, 60661, 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 13 (EXCEPT THE SOUTH 31.32 FEET THEREOF) AND THE SOUTH 33.12 FEET OF LOT 12, IN BLOCK 1 IN CRYER'S CALUMET CENTER ADDITION, BEING A SUBDIVISION OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Numbers: 29-12-107-070-0000

Address of the Real Estate: 279 Merrill Avenue, Calumet City, Illinois, 60409

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.

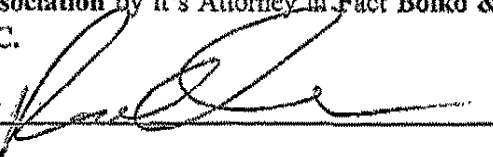
And the part of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or 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		10-Jun-2016	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
29-12-107-070-0000 20160501603809 0-389-547-328			

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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 it's Attorney in Fact Boiko & Osimani, P.C.

By 

Print Name: Ronald S. Osimani

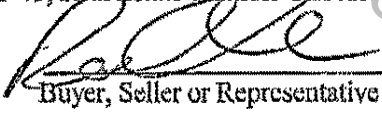
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)


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 12th day of May, 2016.


Notary Public

My Commission Expires:
"OFFICIAL SEAL"
Barbara S. Boiko
Notary Public, State of Illinois
My Commission Expires 8/17/2017

AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of Paragraph B"
Section 31-45; Real-Estate Transfer Tax Act
5/12/2016
Date 
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX
48045

Calumet City • City of Homes \$ 100

REAL ESTATE TRANSFER TAX
48044

Calumet City • City of Homes \$ 100

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in the 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 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 12th, 2016 [Signature]
Signature

Subscribed to and sworn before me this 12th day of May, 2016

[Signature]
Notary Public

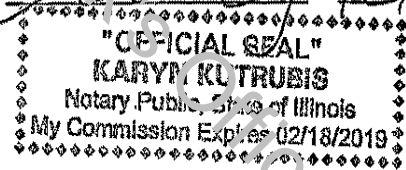


The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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 12th, 2016 [Signature]
Signature

Subscribed to and sworn before me this 12th day of May, 2016

[Signature]
Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY OF A GRANTOR OR GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS ACTION A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT)