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FIRST AMERICAN TITLE
FILE # 2692150



Doc#: 1619610153 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/14/2016 04:18 PM Pg: 1 of 2

Mail to:

Gugliuzza Law, P.C.
1550 Spring Road #120
Oak Brook, IL 60523

3800-3988
REO #C150C5M

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, P.O. Box 650043, Dallas, TX 75265-0043, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to Adam Tokarzewski, address: 8330 N Osceola, Niles, IL 60714, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

LOT 5 (EXCEPT THE SOUTHEASTERLY 7 1/2 FEET THEREOF) AND THE SOUTHEASTERLY 1/2 OF LOT 6 IN BLOCK 5 IN WALTER G. MCINTOSH'S NORWOOD HEIGHTS, BEING A SUBDIVISION OF LOTS 5 AND 6 IN COUNTY CLERK'S DIVISION OF THE NORTH WEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT NORTH 4.25 CHAINS OF SAID WEST 1/2 OF THE NORTHEAST 1/4) OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
Commonly known as: 6771 W. Talcott Ave., Chicago, IL 60656
Property Index No. 13-07-208-007-0000

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for the 2015 2nd installment and subsequent years;
- (b) building setback lines, rights, easements, building code violation cases of record, limitations, covenants, conditions and/or restrictions of record;

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and,

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2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this 17 day of June, 2016.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG, LTD. Attorney in Fact

By: _____
Holder of Limited POA

STATE OF ILLINOIS
COUNTY OF COOK

I, Mirela S Michaels, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Daniel H. Olswang, personally known to me to be the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA and 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 acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act and as the 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 _____ day of June, 2016.

Notary Public

Prepared by:
Hauselman, Rappin & Olswang, Ltd.
29 E. Madison St., Suite 950
Chicago, IL 60602
(312) 372-2020



SELLER IS EXEMPT FROM PAYMENT OF STATE TAXES AND TAX STAMP ON DEEDS PURSUANT TO 12 U.S.C. 1723a(c)(2).

EXEMPT UNDER PROVISIONS OF PARAGRAPH B OF SECTION 31-45 PROPERTY TAX CODE

6/17/16

Date Signature

REAL ESTATE TRANSFER TAX		30-Jun-2016
CHICAGO:		1,732.50
CTA:		693.00
TOTAL:		2,425.50 *

13-07-208-007-0000 | 20160601623571 | 2-136-536-384
* Total does not include any applicable penalty or interest due.

mail Tax Bill:
Adam Tokarzewski
4771 W. Talcott ave
Chicago, IL 60620

REAL ESTATE TRANSFER TAX		30-Jun-2016
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

13-07-208-007-0000 | 20160601623571 | 1-700-066-624