

16-01300

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Statutory (Illinois)
(Corporation to Corporation)

Doc#: 1620025043 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/18/2016 10:48 AM Pg: 1 of 3

MAIL TO:

Vera Pandev
Berg, Berg & Pandev, P.C
5215 Old Orchard Rd.# 220
Skokie, IL 60077

Dec ID 20160701629896
ST/CO Stamp 1-997-102-400
City Stamp 2-103-991-616 City Tax: \$39.00

NAME & ADDRESS OF TAXPAYER:

National Association for Debt Education & Assistance

218 N. Jefferson *1245 Waukegan Rd*
Chicago, IL 60661 *# 250*

Greenview, IL 60025

THE GRANTOR, Fannie Mae ~~A/K/A~~ Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the having its principal office at the following address: PO Box 650043, Dallas, TX 75265-0043 and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to,

National Association for Debt Education & Assistance

a corporation created and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 218 N. Jefferson, Chicago, IL 60661, the following described Real Estate situated in Cook County and in the State of Illinois, to wit:

LOT 24 IN BLOCK 13 IN SUBDIVISION BY THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION OF PARTS OF SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their 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, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Index No.(s): 26-06-107-018-0000
Property Address: 8757 S. Manistee Ave., Chicago, IL 60617

PREMIER TITLE

COOK COUNTY CLERK'S OFFICE

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to the presents by its Authorized Member, this 7 day of July, 2016

Name of Corporation: Fannie Mae A/K/A Federal National Mortgage Association, by: Anselmo Lindberg Oliver LLC its Attorney-In-Fact

By _____
Authorized Member - Steven C. Lindberg

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF Illinois)
COUNTY OF Dupage)SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Steven C. Lindberg personally known to me to be the Authorized Member of Anselmo Lindberg Oliver LLC as Attorney-In-Fact for Fannie Mae A/K/A Federal National Mortgage Association, 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 severally acknowledged that as such Authorized Member they signed and delivered the said instrument and caused the corporate seal of said corporation, as their 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 7 day of July, 2016



Jessica Rivera Notary Public
My commission expires 12/17/16

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph B, Section 31-45,
Real Estate Transfer Act

Date: 7/7/16

Signature: _____
Steven C. Lindberg

Prepared by:
Anselmo Lindberg Oliver LLC
1771 W. Diehl Ste 120
Naperville, IL 60563

Property Address: 8757 S. Mainstee Ave., Chicago, IL 60617

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE591B

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a 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 July 7, 2016
Signature [Signature] Grantor or Agent

Subscribed and sworn to before me this 7 day of July, 2016

[Signature]
Notary Public

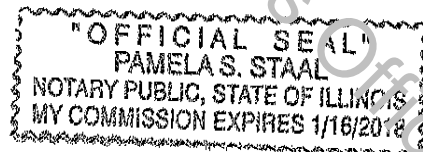


The Grantee or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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 7-12, 2016
Signature [Signature] Grantee or Agent

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

[Signature]
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Act.)