

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
CORPORATION



Doc#: 1620945003 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/27/2016 08:32 AM Pg: 1 of 4

Preparer File: REC II 16 0233  
FATIC No.:

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043, Dallas, Texas 75265-0043, a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to American Revival Company NFP, of 7120 W 64TH ST, CHICAGO, IL. 60638 of the County of COOK, the following described Real Estate situated in the County of in the State of IL, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO:

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

Permanent Real Estate Index Number(s): 19-19-104-031-0000

Address(es) of Real Estate: 7120 W 64TH ST  
CHICAGO, Illinois 60638

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 these presents by its Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association, and attested by its this:

13 day of July, 2016

Fannie Mae A/K/A Federal National Mortgage Association

By:   
Kenneth J. Johnson, Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association

REAL ESTATE TRANSFER TAX		26-Jul-2016
COUNTY:	0.00	
ILLINOIS:	0.00	
TOTAL:	0.00	

19-19-104-031-0000 | 20160701631184 | 1-099-776-832

REAL ESTATE TRANSFER TAX		26-Jul-2016
CHICAGO:	892.50	
CTA:	357.00	
TOTAL:	1,249.50 *	

19-19-104-031-0000 | 20160701631184 | 1-741-636-416

FIRST AMERICAN TITLE  
FILE # 2735470

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

CCRD REVIEW



First American  
Title Insurance Company

Special Warranty Deed - Corporation

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STATE OF ILLINOIS, COUNTY OF Cook 33

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kenneth J. Johnson, personally known to me to be the Attorney In Fact of the Fannie Mae A/K/A Federal National Mortgage Association and , personally known to me to be the Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such that Kenneth J. Johnson and they 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 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 13 day of July, 2016.

Notary Public

Exempt under provisions of paragraph B Section 32-45, real estate transfer tax law.

Dated: [Signature]  
Signature of Buyer, Seller, or Representative



Prepared by:  
Johnson, Blumberg, & Associates, LLC  
230 W. Monroe Street, Suite 1125  
Chicago, Illinois 60606

**Mail to:**  
American Revival Company NFP  
7120 W 64TH ST  
CHICAGO, IL. 60638

**Name and Address of Taxpayer:**  
American Revival Company NFP  
7120 W 64TH ST  
CHICAGO Illinois 60638



First American  
Title Insurance Company

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## Exhibit "A" – Legal Description

LOT 31 IN BLOCK 47 IN FREDERICK H. BARTLETT'S CHICAGO HIGHLANDS, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 30 FEET AND EXCEPT THE RIGHT-OF-WAY OF THE CHICAGO SURFACE LINES), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



*First American*  
*Title Insurance Company*

Special Warranty Deed - Corporation

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 7/26/2016

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

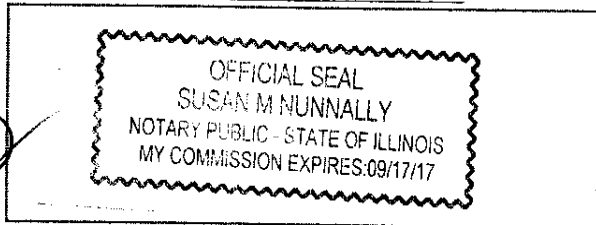
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

[Signature]  
AFFIX NOTARY STAMP BELOW

By the said (Name of Grantor): agent

On this date of: 7/26/2016

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 7/26/2016

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

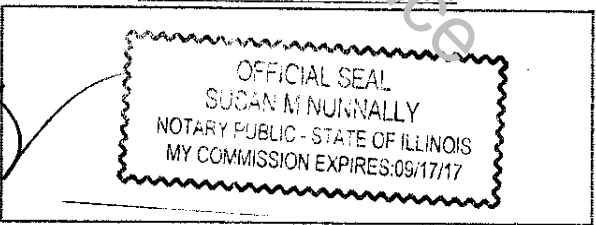
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

[Signature]  
AFFIX NOTARY STAMP BELOW

By the said (Name of Grantee): agent

On this date of: 7/26/2016

NOTARY SIGNATURE: [Signature]



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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: (35 ILCS 200/Art. 31)