

# UNOFFICIAL COPY

Doc#: 1624222043 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/29/2016 09:01 AM Pg: 1 of 4

Dec ID 20160701628795  
ST/CO Stamp 1-894-386-496

CT AH PP 1 of 2  
116NW7121378RM

MAIL TO:  
Alliance for Revitalized Communities, LLC  
2950 Buskirk Ave. Ste. 300  
Walnut Creek, CA 94597  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 12 day of July, 2016., between **Fannie Mae a/k/a Federal National Mortgage Association (P.O. Box 650043, Dallas, TX 75265-0043)**, a corporation 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, (2950 Buskirk Avenue, 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 \$10.00 (Ten dollars and no/100s) 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, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

**SEE ATTACHED EXHIBIT A**

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): **28-25-412-007-0000**

PROPERTY ADDRESS(ES): **2752 Lexington Drive, Hazel Crest, IL, 60429**

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**Fannie Mae a/k/a Federal National Mortgage Association**

By: Pierce & Associates, P.C.  
As Attorney in Fact  
Eddy Copot

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, Amanda K. Griffin the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Eddy Copot, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 12 day of July, 2016.

[Signature]  
NOTARY PUBLIC

My commission expires

6/20/18

This Instrument was prepared by  
Janet Keating/PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300, Chicago, IL 60602



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

Exempt under provisions of Paragraph B,  
Section 4, Real Estate Transfer Tax Act.  
8/19/16  
[Signature]  
Buyer, Seller, or Representative

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## EXHIBIT A

LOT 7 IN BLOCK 8 IN E.C. MAHONEY'S TWIN CREEK VILLAGE, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

Exempt under provisions of Paragraph B,  
Section 4, Real Estate Transfer Tax Act.  
8-16-16  
Date  
[Signature]  
Buyer, Seller, or Representative

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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 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

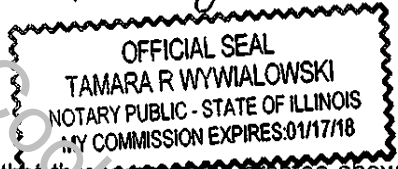
Dated: Aug. 16, 2016

[Signature]  
Signature

P. Pitts  
Print Name

Subscribed and sworn to before me this 16 of Aug, 2016

[Signature]  
Notary Public



The grantee or his agent affirms and verifies 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.

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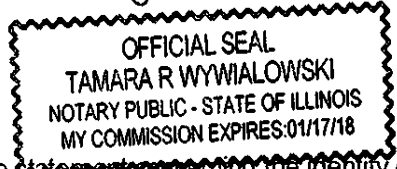
Dated: Aug. 16, 2016

[Signature]  
Signature

P. Pitts  
Print Name

Subscribed and sworn to before me this 16 of Aug, 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 Tax Act.