

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
CORPORATION



Doc#: 1626019007 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/16/2016 09:18 AM Pg: 1 of 4

**FIRST AMERICAN TITLE**  
**FILE #** 2097533

Preparer File: REO IL 15 1957  
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 Mentor Bajralia, of 124 Carriage Way Dr Unit B-105, Burr Ridge, IL 60527, of the County of Cook, the following described Real Estate situated in the County of Cook 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): 18-19-307-007-1101 Vol. 0082 18-19-307-007-1170 Vol. 0082



Address(es) of Real Estate: 124 Carriage Way Drive Unit B-105  
Burr Ridge, IL 60527

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:

25 day of Aug, 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		14-Sep-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
18-19-307-007-1101   20160801650201   1-161-124-672		

*bm*

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First American  
Title Insurance Company

Special Warranty Deed - Corporation

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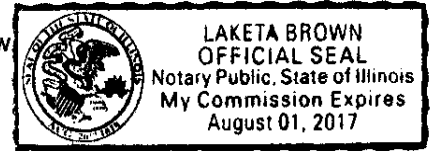
STATE OF ILLINOIS, COUNTY OF Cook SS

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 25 day of Aug, 2016.

[Signature]  
Notary Public

Exempt under provisions of paragraph B Section 32-45, real estate transfer tax law  
Dated: 9-13-16



[Signature]  
Signature of Buyer, Seller, or Representative

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

Mail to:  
Mentor Bajralia  
124 Carriage Way Dr Unit B-105, Burr Ridge, IL 60527

Name and Address of Taxpayer:  
Mentor Bajralia  
124 Carriage Way Drive Unit B-105  
Burr Ridge IL 60527

Property of Cook County Clerk's Office



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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: UNIT B-105 AND B-41 IN CARRIAGE WAY OF BURR RIDGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 'B' IN CARRIAGE WAY, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER OF SAID SECTION 19, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 87607850, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index #'s: 18-19-307-007-1101 Vol. 0082 and 18-19-307-007-1101 Vol. 0082

Property Address: 124 Carriage Way Drive Unit B-105, Burr Ridge, Illinois 60527

Property of Cook County Clerk's Office

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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: 9 | 13 | 2016

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

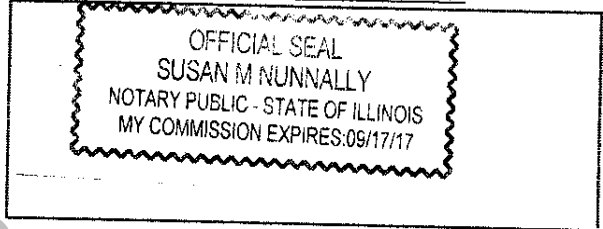
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): [Signature]

On this date of: 9 | 13 | 2016

NOTARY SIGNATURE: [Signature]

#### AFFIX NOTARY STAMP BELOW



### 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: 9 | 13 | 2016

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

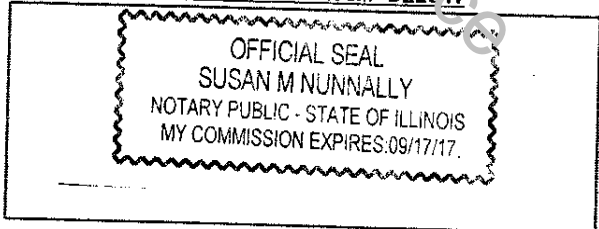
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): [Signature]

On this date of: 9 | 13 | 2016

NOTARY SIGNATURE: [Signature]

#### AFFIX NOTARY STAMP BELOW



### 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)