

UNOFFICIAL COPY

Mail Deed To:

RODNEY F. REEVES
140 S. DEARBORN #1610
CHICAGO, IL 60603

Mail Tax Bill To:

JACQUELINE MURRAY
6023 N. KENMORE
CHICAGO IL 60660
3800-4038
REO #C750DMQ



Doc#: 1626434007 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/20/2016 09:20 AM Pg: 1 of 4

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 Jacqueline Murray, address: 6023 N. Kenmore Ave., Chicago, IL 60660, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

UNIT 29-S IN HOLLYWOOD TOWERS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 19 TO 23 BOTH INCLUSIVE AND PART OF LOT 24 IN BLOCK 21 IN COCHRAN'S SECOND ADDITION SAID LOTS AND THE WEST BOUNDARY LINE OF LINCOLN PARK, ADDITION IN EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24903562 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as: 5701 N. Sheridan Rd., #29S, Chicago, IL 60660
Property Index No. 14-05-407-017-1486

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

- (a) general real estate taxes for the 2016 and subsequent years;
- (b) building setback lines, rights, easements, limitations, covenants, conditions and/or restrictions of record;
- (c) provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded as document 24903562 and any amendments thereto;
- (d) grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$185,700.00 for a period of 3 month(s) from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$185,700.00 for a period of 3 month(s) from the date of the recording of this deed. These restrictions shall run with the land

FIRST AMERICAN TITLE

FILE # 2701827

193



CRD REVIEW


PA

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		19-Sep-2016	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
14-05-407-017-1486		20160801641287	1-388-857-152

REAL ESTATE TRANSFER TAX		19-Sep-2016	
	CHICAGO:		1,162.50
	CTA:		465.00
	TOTAL:		1,627.50 *

14-05-407-017-1486 | 20160801641287 | 0-246-056-768

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

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and are not personal to Grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

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,
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 4 day of August, 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

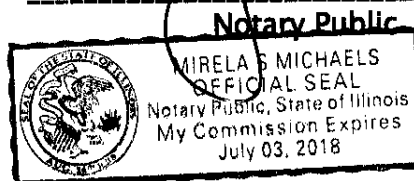
By: _____
Holder of Limited POA

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 August, 2016.

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

8/4/16
Date Signature



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First American

First American Title Company
30 North LaSalle Street, Suite 2220
Chicago, IL 60602
Phone: (312)750-6780
Fax: (866)563-2766

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 title to real estate under the laws of the State of Illinois.

Dated: September 16, 2016

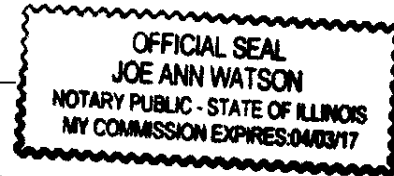
Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said _____, affiant, on September 16, 2016.

agent

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.

Dated: September 16, 2016

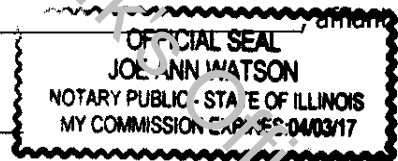
Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said _____, affiant, on September 16, 2016.

agent

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