


Tax Bills & **UNOFFICIAL COPY**
Mail to:

Unity Community Revitalization
Corp
2901 S. Michigan Ave
Suite 608
Chicago, IL 60616


1630534005D
Doc# 1630534005 Fee \$42.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 10/31/2016 09:23 AM PG: 1 OF 3

3800-4352
REO #C1601ZW

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 Unity Community Revitalization Corp., address: 2901 S. Michigan Ave., Suite 608, Chicago, IL 60616, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

PARCEL 1:

UNIT 511 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PARK OF RIVER OAKS CONDOMINIUM NO. 2 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22831375 AS AMENDED, IN SECTION 24, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NOS. 21712318 AND 21712320 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.


Commonly known as: 400 Park Ave., #511, Calumet City, IL 60409
Property Index No. 29-24-100-022-1155


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 22831375 and any amendments thereto;

~~CORDREVIEW~~ *Ru*

Fahc 2760108

REAL ESTATE TRANSFER TAX
50002 10/26/16
Sh.

Calumet City • City of Homes \$ 100.00

REAL ESTATE TRANSFER TAX
50001 10/26/16
Sh.

Calumet City • City of Homes \$ 100.00

3

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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 20th 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

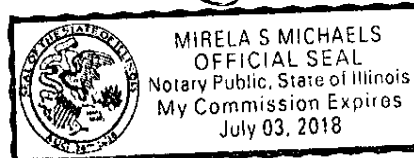
STATE OF ILLINOIS
COUNTY OF COOK

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 20th day of August, 2016.

Notary Public

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

8/21/16

Date Signature

REAL ESTATE TRANSFER TAX		28-Oct-2016
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00



First American

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First American Title Company
8707 West 95th Street
Hickory Hills, IL 60457
Phone: (708)430-2932
Fax: (866)596-4854

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: October 27, 2016

Signature: _____

Rose Niven

Grantor or Agent

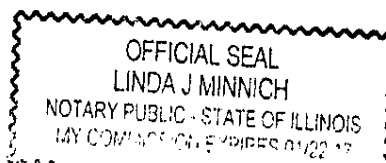
Subscribed and sworn to before me by the said _____
October 27, 2016.

Rose Niven

affiant, on

Notary Public _____

Linda J Minnich



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: October 27, 2016

Signature: _____

Rose Niven

Grantee or Agent

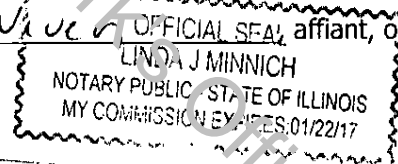
Subscribed and sworn to before me by the said _____
October 27, 2016.

Rose Niven

affiant, on

Notary Public _____

Linda J Minnich



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.)