

SPECIAL WARRANTY DEED

Statutory (Illinois)

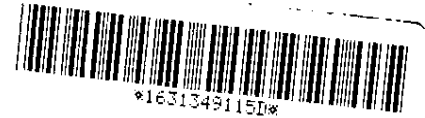
(Corporation to Individual)

MAIL TO:

Ivan Puljic
Gaines & Puljic Ltd.
10 South LaSalle Street Suite 3500
Chicago, IL 60603

NAME & ADDRESS OF TAXPAYER:

Jure Vasilj
2065 W. Farwell Ave., Unit 3N
Chicago, IL 60645



Doc# 1631349115 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/08/2016 03:16 PM PG: 1 OF 4

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the United States of America having its principal office at the following address: PO BOX 650043, Dallas, TX 75265-0043 and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to, Jure Vasilj, 70 E. Scott, Chicago, IL 60610, party of the second part, all interest in the following described Real Estate situated in Cook County and the State of Illinois, to wit:

UNIT NUMBER 3N IN 2065-2067 FARWELL PLACE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 40 FEET OF THE WEST 140 FEET OF LOT 12 (EXCEPT THE SOUTH 187.75 FEET THEREOF) IN SMITH'S ADDITION TO ROGERS PARK IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 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 OCTOBER 10, 2006 AND DOCUMENT 0628318056, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PREMIER TITLE

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 hereditaments and appurtenances: to have and to hold the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Index No.(s): 11-31-124-023-1003
Property Address: 2065 W. Farwell Ave., Unit 3N, Chicago, IL 60645

SEE EXHIBIT A ATTACHED HEREIN

Table with 2 columns: REAL ESTATE TRANSFER TAX and 08-Nov-2016. Rows include CHICAGO (1,121.25), CTA (448.50), and TOTAL (1,569.75).

11-31-124-023-1003 | 20161001665894 | 0-385-974-464

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

Table with 2 columns: REAL ESTATE TRANSFER TAX and 08-Nov-2016. Rows include COUNTY (0.00), ILLINOIS (0.00), and TOTAL (0.00).

11-31-124-023-1003 | 20161001665894 | 0-791-216-320

# UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereon affixed, and has caused its name to be signed to the presents by its Authorized Member, this 4<sup>th</sup> day of November, 2016

Name of Corporation: Fannie Mae A/K/A Federal National Mortgage Association, by: Anselmo Lindberg Oliver LLC its Attorney-In-Fact

By \_\_\_\_\_  
Authorized Member - Steven C. Lindberg

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF Illinois )  
COUNTY OF Dupage )SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Steven C. Lindberg personally known to me to be the Authorized Member of Anselmo Lindberg Oliver LLC as Attorney-In-Fact for Fannie Mae A/K/A Federal National Mortgage Association, 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 severally acknowledged that as such Authorized Member they signed and delivered the said instrument and caused the corporate seal 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 4<sup>th</sup> day of Nov., 2016



Sharon Real Notary Public  
My commission expires 1/21/20

### COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of Paragraph B, Section 31-45,

Real Estate Transfer Act

Date: Nov. 4, 2016

Signature: \_\_\_\_\_  
Steven C. Lindberg

Prepared by:  
Anselmo Lindberg Oliver LLC  
1771 W. Diehl Ste 120  
Naperville, IL 60563

Property Address: 2065 W. Farwell Ave., Unit 3N, Chicago, IL 60645

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE591B

**PREMIER TITLE**  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-571-2111

# UNOFFICIAL COPY

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$179,400.00 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 \$179,400.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a 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 Nov 4<sup>th</sup>, 2016  
Signature \_\_\_\_\_ Grantor or Agent

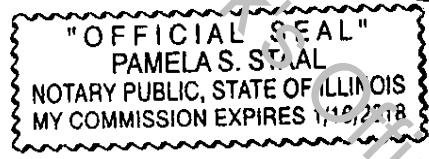
Subscribed and sworn to before me this  
4<sup>th</sup> day of November, 2016  
[Signature]  
Notary Public



The Grantee 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 a 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 11-7, 2016  
Signature \_\_\_\_\_ Grantee or Agent

Subscribed and sworn to before me this  
7<sup>th</sup> day of November, 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 Act.)