

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION



Doc# 1631519028 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/10/2016 09:28 AM PG: 1 OF 4

FIRST AMERICAN TITLE
FILE # 2787297 4

Preparer File: REO IL 16 0497
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 Mack Industries II LLC, of 6820 Centennial Dr., Tinley Park, IL 60477 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): 13-20-307-035-0000 Vol. 346

Address(es) of Real Estate: 6010 W. Cornelia Ave.
Chicago, Illinois 60634

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:

3 day of Nov, 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

SPS
S
S
INT

REAL ESTATE TRANSFER TAX 09-Nov-2016



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

13-20-307-035-0000 | 20161101677659 | 0-814-710-976

REAL ESTATE TRANSFER TAX 09-Nov-2016



CHICAGO: 1,800.00
CTA: 720.00
TOTAL: 2,520.00 *

13-20-307-035-0000 | 20161101677659 | 1-492-140-224

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



First American
Title Insurance Company

Special Warranty Deed - Corporation

4

UNOFFICIAL COPY

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 3 day of Nov, 2016.

[Signature]
Notary Public

Exempt under provisions of paragraph B Section 32-45, real estate transfer tax law.

Dated: 11-9-16
[Signature]
Signature of Buyer, Seller, or Representative



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

Mail to:
Mack Industries II LLC
6820 Centennial Dr.
Tinley Park, IL 60477

Name and Address of Taxpayer:
Mack Industries II LLC
6010 W. Cornelia Ave.
Chicago Illinois 60634

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit "A" – Legal Description

LOT 37 IN BLOCK 3 IN AUSTIN GARDENS SUBDIVISION OF THE EAST 20 ACRES OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



UNOFFICIAL COPY

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: 11 | 9 | 2016

SIGNATURE: [Signature]
GRANTOR OR AGENT

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

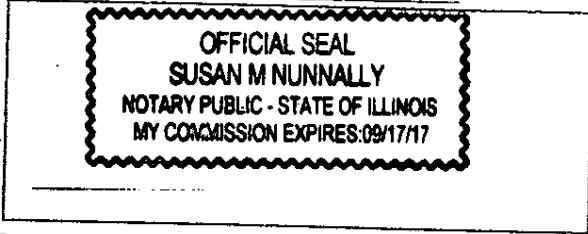
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): agent

On this date of: 11 | 9 | 2016

NOTARY SIGNATURE: Susan M Nunnally

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: 11 | 9 | 2016

SIGNATURE: [Signature]
GRANTEE OR AGENT

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

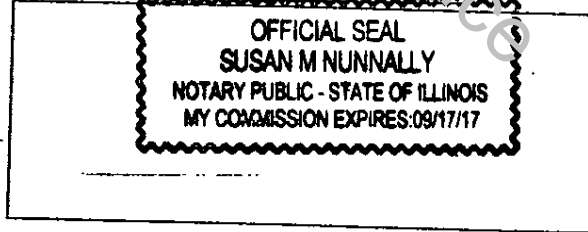
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): agent

On this date of: 11 | 9 | 2016

NOTARY SIGNATURE: Susan M Nunnally

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)