

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
CORPORATION



Doc# 1633513018 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/30/2016 10:15 AM PG: 1 OF 4

**FIRST AMERICAN TITLE**  
**FILE #** 2801174

Preparer File: REO IL 16 0562  
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 AMERICAN REVIVAL COMPANY NFP, of 122 S. MICHIGAN AVE. STE. 1070, CHICAGO, IL. 60603 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): 25-20-408-065-0000



Address(es) of Real Estate: 1025 W 116TH ST.  
CHICAGO, IL 60643


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:

8 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

REAL ESTATE TRANSFER TAX		29-Nov-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-20-408-065-0000   20161101679033   1-229-459-648		

REAL ESTATE TRANSFER TAX		29-Nov-2016
	CHICAGO:	112.50
	CTA:	45.00
	TOTAL:	157.50 *
25-20-408-065-0000   20161101679033   0-253-104-320		

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

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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 8 day of Nov, 20 16.

\_\_\_\_\_  
Notary Public

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

Dated: 11-28-16

\_\_\_\_\_  
Signature of Buyer, Seller, or Representative

Prepared by:

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

Mail to:

AMERICAN REVIVAL COMPANY NFP  
122 S. MICHIGAN AVE. STE. 1070  
CHICAGO, IL. 60603

Name and Address of Taxpayer:

AMERICAN REVIVAL COMPANY NFP  
1025 W 116TH ST.  
CHICAGO IL 60643

Property of Cook County Clerk's Office



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## Exhibit "A" – Legal Description

THE WEST 26.67 FEET OF LOT 33 AND THE WEST 26.67 FEET OF LOT 34 (EXCEPT THE SOUTH 100 FEET THEREOF) IN MAPLE PARK COURT, BEING A RESUBDIVISION OF PART OF STANLEY MATHEW'S SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 ALSO PART OF CHYTRAUS AND DENEEN'S ADDITION TO WEST PULLMAN IN THE EAST 1/2 OF THE SOUTHEAST 1/4 TOGETHER WITH VACATED STREETS AND ALLEYS ALL IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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: 11 | 29 | 2016

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION

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

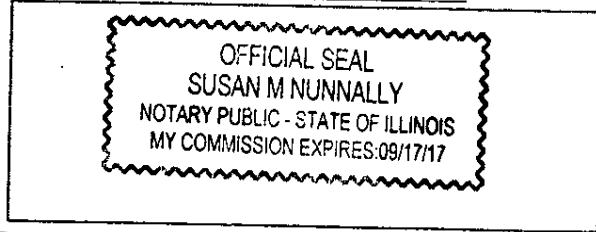
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): agt

On this date of: 11 | 29 | 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: 11 | 29 | 2016

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION

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

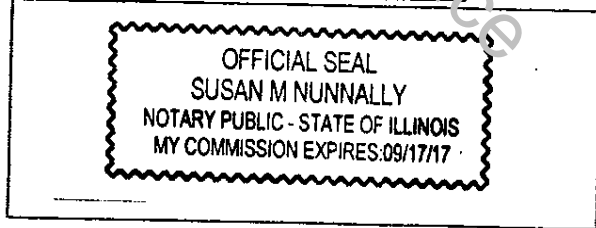
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): agt

On this date of: 11 | 29 | 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)