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16ST0800156

SPECIAL WARRANTY DEED
Statutory (Illinois)
(Corporation to Corporation)

Doc#: 1636519341 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/30/2016 01:25 PM Pg: 1 of 2

Dec ID 20161101680459
ST/CO Stamp 0-070-351-040
City Stamp 0-088-963-264 City Tax: \$412.50

MAIL TO:

Vera Pandev
Berg, Berg & Pandev, P.C.
5215 Old Orchard Road, #220
Skokie, IL 60077

NAME & ADDRESS OF TAXPAYER:

Kenwood Training Center, Inc.
780 Willis Street 2023 W FULLERTON
Glen Ellyn, IL 60137 CHICAGO, IL 60647

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,

Kenwood Training Center, Inc.

a corporation created and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 780 Willis Street, Glen Ellyn, IL 60137, the following described Real Estate situated in Cook County and in the State of Illinois, to wit:

UNIT 4304-3A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4304-4306 NORTH SAINT LOUIS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0624310065 IN THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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): 13-14-401-044-1012
Property Address: 4304 N. Saint Louis Ave., Unit #3A, Chicago, IL 60618

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its Authorized Member, this 12 day of December, 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)
)SS
COUNTY OF DuPage)

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 12 day of December, 2016



Rachel Roginski Notary Public
My commission expires 11-10-19

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph B, Section 31-45,
Real Estate Transfer Act
Date: 12-12-16
Signature: _____
Steven C. Lindberg

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

Property Address: 4304 N. Saint Louis Ave., Unit #3A, Chicago, IL 60618

** 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