

# UNOFFICIAL COPY



\*17019440820\*

MAIL TO:  
**Ance Glink-Caitlin Snarrow**  
**410 S Dearborn St # 600**  
**Chicago IL 60603**  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

Doc# 1701944082 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/19/2017 03:10 PM PG: 1 OF 4

T164246471 1 of 2

THIS INDENTURE, made this 9 day of January, 2017., between **Fannie Mae a/k/a Federal National Mortgage Association (P.O. Box 650043, Dallas, TX 75265-0043)**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **County of Cook, Illinois, a body politic and corporate, d/b/a Cook County Land Bank Authority (69 W Washington St Suite 2938, Chicago, IL 60602)**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

### SEE ATTACHED EXHIBIT A

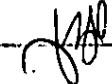
SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 20-27-204-025-0000

PROPERTY ADDRESS(ES): 7104 South Champlain Avenue, Chicago, IL, 60619

 CCRD REVIEWER

REAL ESTATE TRANSFER TAX 20-Jan-2017



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

20-27-204-025-0000 | 20170101600442 | 1-987-701-952

REAL ESTATE TRANSFER TAX

19-Jan-2017




CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00\*

20-27-204-025-0000 | 20170101600442 | 1-142-140-096

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

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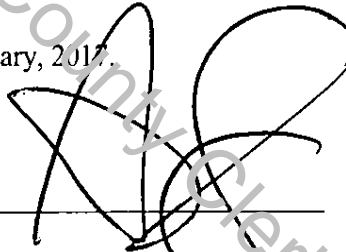
**Fannie Mae a/k/a Federal National Mortgage Association**

  
By: McCalla Raymer Pierce, LLC  
As Attorney in Fact  
Eddy Copot

STATE OF ILLINOIS )  
                                       ) SS  
COUNTY OF COOK           )

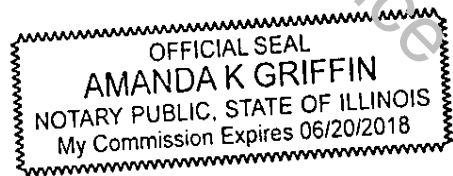
I, Amanda K. Griffin, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Eddy Copot, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 9 day of January, 2017.

  
NOTARY PUBLIC

My commission expires 6/20/2018

This Instrument was prepared by  
Amanda Griffin/McCalla Raymer Pierce, LLC  
1 North Dearborn, Suite 1200, Chicago, IL 60602



PLEASE SEND SUBSEQUENT TAX BILLS TO:  
CCLBA  
69 W. Washington St 2938  
Chicago IL 60602

# UNOFFICIAL COPY

## EXHIBIT A

LOT 51 IN WITHERELL'S SUBDIVISION OF BLOCK 2 IN NORTON'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**COOK COUNTY  
RECORDER OF DEEDS**

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RECORDER OF DEEDS**

Property of Cook County Clerk's Office

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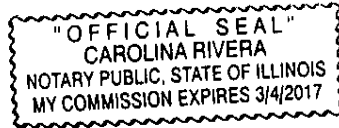
## STATEMENT BY GRANTOR AND GRANTEE

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 1/19, 2018

Signature: *Karin Wilson*  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Carolina Rivera  
This 19th day of January, 2017  
Notary Public *Carolina Rivera*

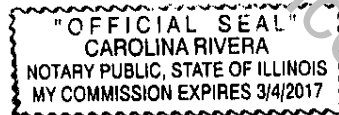


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date 1/19, 2017

Signature: *Karin Wilson*  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Carolina Rivera  
This 19th day of January, 2017  
Notary Public *Carolina Rivera*



**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 Tax Act.)