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1702704006D

After Recording Mail To:)
 Sean M. Ring)
 3920 N Sheridan Road, Unit 506)
 Chicago, Illinois, 60613)
)
 SEND SUBSEQUENT TAX BILLS TO:)
 Sean M. Ring)
 3920 N Sheridan Road, Unit 506)
 Chicago, Illinois, 60613)
)
 This instrument was prepared by:)
 Boiko & Osimani, P.C.)
 3447 N. Lincoln Ave., Chicago, Illinois 60657)
 Phone # 773-293-6000)

Doc# 1702704006 Fee \$46.00
 RHSP FEE:\$9.00 RPRF FEE: \$1.00
 AFFIDAVIT FEE: \$2.00
 KAREN A. YARBROUGH
 COOK COUNTY RECORDER OF DEEDS
 DATE: 01/27/2017 09:32 AM PG: 1 OF 5

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SPECIAL WARRANTY DEED (Illinois)

THIS AGREEMENT made this 19th day of January, 2017, between **Fannie Mae A/K/A Federal National Mortgage Association** whose address is **Fannie Mae, P.O. Box 650043, Dallas, Texas, 75265-0043**, 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 **Sean M. Ring**, whose address is **3920 N Sheridan Road, Unit 506, Chicago, Illinois, 60613**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration 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, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

FIDELITY NATIONAL TITLE DC 16033209

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Numbers: 14-20-205-030-1047 and 14-20-205-030-1028

Address of the Real Estate: 3920 N Sheridan Road, Unit 506, Chicago, Illinois, 60613

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, its heirs and assigns forever.

And the part of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its 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 as to matters of title

Y
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BOX 15

REAL ESTATE TRANSFER TAX		23-Jan-2017
	CHICAGO:	1,620.00
	CTA:	0.00
	TOTAL:	1,620.00 *

14-20-205-030-1028 | 20170101603994 | 0-744-627-392

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

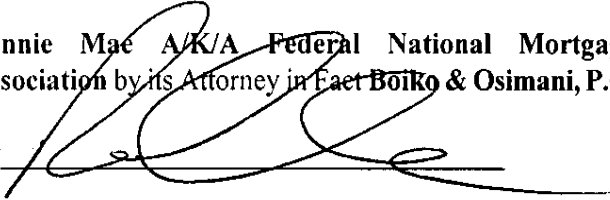
REAL ESTATE TRANSFER TAX		23-Jan-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-20-205-030-1028 | 20170101603994 | 1-294-392-512

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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 these presents by its Director, the day and year first above written.

Fannie Mae A/K/A Federal National Mortgage Association by its Attorney in Fact **Boiko & Osimani, P.C.**

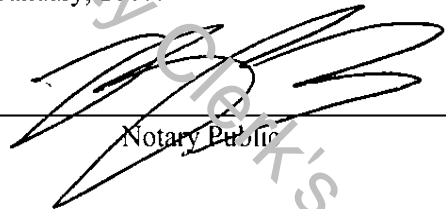
By 

Print Name: **Ronald S. Osimani**

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK

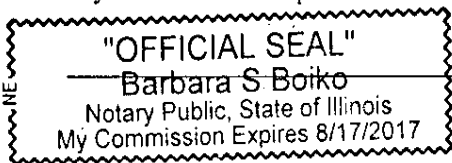
I, **Barbara S. Boiko**, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Ronald S. Osimani**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such **Ronald S. Osimani**, of **Boiko & Osimani, P.C.**, Attorney in Fact for **Fannie Mae A/K/A Federal National Mortgage Association**, 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 deed of said corporation, for the uses and purposes therein set forth.

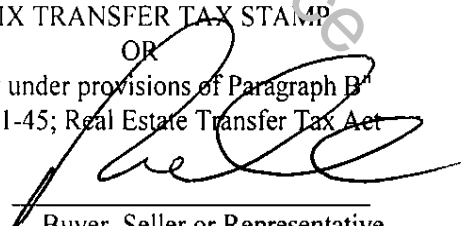
Given under my hand and official seal, this 19th day of January, 2017.



Notary Public

My Commission Expires:



AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of Paragraph B"
Section 31-45; Real Estate Transfer Tax Act
1/19/2017
Date 
Buyer, Seller or Representative

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LEGAL DESCRIPTION

EXHIBIT "A"

UNITS 506 AND P-14 IN LAKEVIEW STATION CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3 AND 4 IN THOMAS S. WALKER'S SUBDIVISION OF PART OF BLOCK 3 IN LAFLIN, SMITH AND DYERS SUBDIVISION OF THE NORTHEAST 1/4, EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF, IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1900 AS DOCUMENT 294556, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM:

COMMERCIAL UNIT C-1

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 11.85 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 25.06 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS, 1, 2, 3 AND 4, TAKEN AS A SINGLE TRACT, IN THOMAS S. WALKER'S SUBDIVISION OF PART OF BLOCK 3 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1900 AS DOCUMENT 294556, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, BEING THE NORTHEAST CORNER OF SAID LOT 4 AND THE INTERSECTION OF THE SOUTH LINE OF WEST DAKIN STREET WITH THE WEST LINE OF NORTH SHERIDAN ROAD: THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 51.43 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 50 MINUTES 51 SECONDS MEASURED COUNTER-CLOCK WISE, NORTH TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 2.99 FEET TO A POINT ON THE EXTERIOR FACE OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 3920 NORTH SHERIDAN ROAD IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2.00 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE SOUTH, A DISTANCE OF 25.45 FEET; NORTH, A DISTANCE OF 46.55 FEET; EAST, A DISTANCE OF 31.44 FEET; NORTH A DISTANCE OF 1.66 FEET; EAST A DISTANCE OF 6.73 FEET TO THE POINT OF BEGINNING.

ALSO COMMERCIAL UNIT-2

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 11.85 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 25.06 FEET ABOVE CHICAGO CITY

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DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS, 1, 2, 3 AND 4, TAKEN AS A SINGLE TRACT, IN THOMAS S. WALKER'S SUBDIVISION OF PART OF BLOCK 3 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST Y (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1900 AS DOCUMENT 294556, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, BEING THE NORTHEAST CORNER OF SAID LOT 4 AND THE INTERSECTION OF THE SOUTH LINE OF WEST DAKIN STREET WITH THE WEST LINE OF NORTH SHERIDAN ROAD: THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 37.50 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 50 MINUTES 51 SECONDS MEASURED COUNTER-CLOCKWISE, NORTH TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 2.99 FEET TO A POINT ON THE EXTERIOR FACE OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 3920 NORTH SHERIDAN ROAD IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2.00 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 57.09 FEET; SOUTH, A DISTANCE OF 7.21 FEET; WEST, A DISTANCE OF 35.81 FEET; NORTH, A DISTANCE OF 34.56 FEET; EAST, A DISTANCE OF 3.03 FEET; NORTH, A DISTANCE OF 4.98 FEET; EAST A DISTANCE OF 88.33 FEET; SOUTHEAST ALONG A LINE MAKING AN ANGLE OF 134 DEGREES 09 MINUTES 09 SECONDS MEASURED COUNTER-CLOCKWISE, NORTHWEST TO SOUTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 28.05 FEET TO THE POINT OF BEGINNING. WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO 9617939031, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Numbers: 14-20-205-030-1047 and 14-20-205-030-1028

Address of the Real Estate: 3920 N Sheridan Road, Unit 506, Chicago, Illinois, 60613

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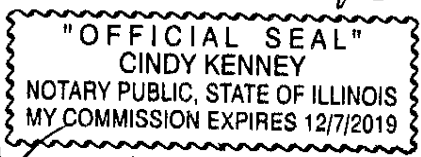
STATEMENT BY GRANTOR AND GRANTEE

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 1/20, 2017

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
By the said agent
This 20th day of January, 2017
Notary Public _____

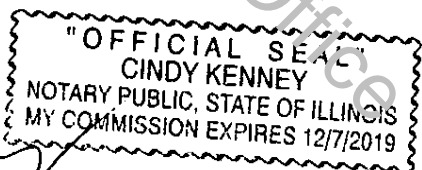


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1/20, 2017

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
By the said agent
This 20th day of January, 2017
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 Tax Act.)