

SPECIAL WARRANTY DEED

UNOFFICIAL COPY



1703234003D

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association

P.O. Box 650043, Dallas, TX 75265-0043

Doc# 1703234003 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2017 09:21 AM PG: 1 OF 3

A corporation created and existing by virtue of the laws of the State of USA, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 25 day of January, 2017, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Community Initiatives, Inc., 222 S. Riverside Plaza, #2200, Chicago, IL 60651

The following described real estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant 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 said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to:

PERMANENT REAL ESTATE NUMBER: 16-07-415-022-0000

ADDRESS OF REAL ESTATE 901 North Central Park Ave., Chicago, IL 60651

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year written above.

Exempt under provision of Paragraph b Section 31-45, Real Estate Transfer Tax Act.

Stuart M. Kessler, Seller's Representative

Fannie Mae AKA Federal National Mortgage Association by Stuart M. Kessler P.C., its Attorney-in-fact

Stuart M. Kessler signature

FIRST AMERICAN TITLE

FILE # 2823254 3/2

STATE OF IL

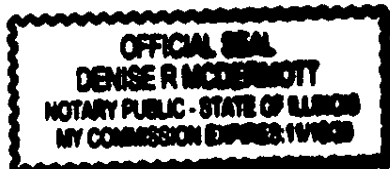
COUNTY OF Cook

I, Denise R. McDermott, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Stuart M. Kessler personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and executed said instrument, pursuant to authority given by the grantor, as his/her free and voluntary act.

Given under my hand and official seal, this 25 day of January, 2017

Commission expires November 10, 2020 Denise R. McDermott NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004



CCRD REVIEWER R4

3

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 22 IN THE SUBDIVISION OF LOTS 513 TO 536 INCLUSIVE, IN DICKEY'S 3RD ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

901 North Central Park Ave.
Chicago, IL 60651

Property of Cook County Clerk's Office

Mail to:

Community Initiatives Inc
222 S Riverside Plaza # 2200
Chicago, IL 60651

Send Subsequent Tax Bills To:

Same

REAL ESTATE TRANSFER TAX

01-Feb-2017



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

16-02-415-022-0000 | 20170101605974 | 1-586-758-336

REAL ESTATE TRANSFER TAX

01-Feb-2017



CHICAGO: 562.50
CTA: 225.00
TOTAL: 787.50*

16-02-415-022-0000 | 20170101605974 | 1-043-137-216

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

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: 1 | 30 | 2017

SIGNATURE: _____

GRANTOR or AGENT

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

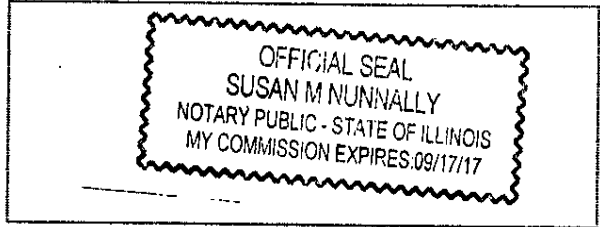
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): apl

On this date of: 1 | 31 | 2017

NOTARY SIGNATURE: Susan Munnally

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: 1 | 31 | 2017

SIGNATURE: _____

GRANTEE or AGENT

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

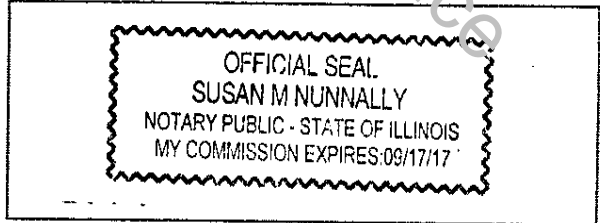
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): apl

On this date of: 1 | 31 | 2017

NOTARY SIGNATURE: Susan Munnally

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)