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REAL ESTATE TRANSFER TAX

28-Feb-2017



1706034004

Doc# 1706034004 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/01/2017 09:32 AM PG: 1 OF 3



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

16-20-122-014-0000 | 20161201698137 | 0-941-257-408

FIRST AMERICAN TITLE

FILE # 2788021

(1 of 1)

3800-4453

REO #C140RCW

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, P.O. Box 650043, Dallas, TX 75265-0043, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to County of Cook, Illinois, a body politic and corporate, d/b/a Cook County Land Bank Authority, address: 69 W. Washington St., Suite 2938, Chicago, IL 60602, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

LOT 6 IN AUSBRACK'S SUBDIVISION OF LOT 7 (EXCEPT THE EAST 7 FEET THEREOF) IN BLOCK 11 IN MANDELL AND HYMAN'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1439 South 60th Court, Cicero, IL 60604
Property Index No. 16-20-122-014-0000

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for the 2016 and subsequent years;
- (b) building setback lines, rights, easements, limitations, covenants, conditions and/or restrictions of record;

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

- 1. GRANTOR has not done or suffered to be done anything whereby the said

T O W N S H I P	Town of Cicero	Address: 1439 S 60TH CT	Real Estate Transfer Tax
		Date: 02/23/2017	\$1,300.00
		Stamp #: 2017-3355	Payment Type: check
		By: Aceton	Compliance #: 2016-1WQHDMWN

Bm
3

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premises hereby granted are, or may be in any manner, encumbered; and,

- 2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this 3rd day of January, 2017.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG, LTD. Attorney in Fact

By: _____ Holder of Limited POA

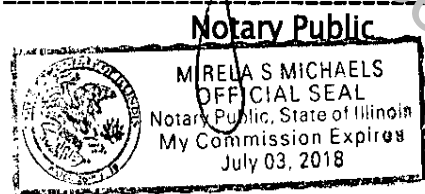
STATE OF ILLINOIS

COUNTY OF COOK

I, Mirela S Michaels, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Daniel H. Olswang, personally known to me to be the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA 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 acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his 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 3rd day of January, 2017.

Prepared by:
Hauselman, Rappin & Olswang, Ltd.
29 E. Madison St., Suite 950
Chicago, IL 60602
(312) 372-2020



SELLER IS EXEMPT FROM PAYMENT OF STATE TAXES AND TAX STAMP ON DEEDS PURSUANT TO 12 U.S.C. 1723a(c)(2).

EXEMPT UNDER PROVISIONS OF PARAGRAPH B OF SECTION 31-45 PROPERTY TAX CODE

1/3/17
Date Signature

mail to:
Caitlyn Sharrow
Ansel Glink
140 S. Dearborn
Suite 600
Chicago IL 60603

Send Tax Bills to:
Cook County Land Bank
Authority
69 W. Washington
Suite 2938
Chicago IL 60602



First American

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First American Title Company
1100 Lake Street, Suite 265
Oak Park, IL 60301
Phone: (708)386-6416
Fax: (866)242-3110

STATEMENT BY GRANTOR AND GRANTEE

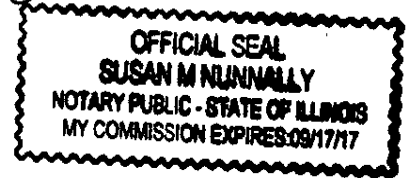
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: February 24, 2017

Signature: Melissa agent
Grantor or Agent

Subscribed and sworn to before me by the said undersigned, affiant, on February 24, 2017.

Notary Public Susan M Nunnally



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 and hold title to real estate under the laws of the State of Illinois.

Dated: February 24, 2017

Signature: Melissa agent
Grantee or Agent

Subscribed and sworn to before me by the said undersigned, affiant, on February 24, 2017.

Notary Public Susan M Nunnally

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

