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SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION



Doc# 1708645011 Fee \$44.00

SHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/27/2017 09:21 AM PG: 1 OF 4

FIRST AMERICAN TITLE
FILE # 2587001

Preparer File: REO IL 14 4148
FATIC No.:

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043, Dallas, Texas 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 IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Forest Bridges LLC, of P.O. Box 192, Oak Forest, IL. 60452 of the County of Cook, the following described Real Estate situated in the County of in the State of IL to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises again all persons lawfully claiming by, through or under the grantor. **GRANTEE HERIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$21,840.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$21,840.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.**

Permanent Real Estate Index Number(s): 31-36-200-025-1129 Vol. 0180

Address(es) of Real Estate: 15 Indianwood Boulevard
Park Forest, Illinois 60466

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association, and attested by its this:

20 day of March, 2017

Fannie Mae A/K/A Federal National Mortgage Association

By: [Signature]
Kenneth J. Johnson, Johnson, Blumberg & Associates, LLC Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association

[Signature]
4



First American
Title Insurance Company

EXEMPTION APPROVED

[Signature]
VILLAGE CLERK
VILLAGE OF PARK FOREST

Special Warranty Deed - Corporation

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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kenneth J. Johnson of Johnson, Blumberg & Associates, LLC, personally known to me to be the Attorney In Fact of the Fannie Mae A/K/A Federal National Mortgage Association and, personally known to me to be the Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such that Kenneth J. Johnson of Johnson, Blumberg & Associates, LLC and they 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 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 20 day of March, 2017.

Notary Public

Exempt under provisions of paragraph B Section 32-45, real estate transfer tax law
Dated: 3/20/17

Signature of Buyer, Seller, or Representative



Prepared by:
Johnson, Blumberg, & Associates, LLC
230 W. Monroe Street, Suite 1125
Chicago, Illinois 60606

Mail to:
~~Forest Bridges LLC~~ TOM TOZGER
~~P.O. Box 192~~ 1820 Ridge Rd. Ste. 101
~~Oak Forest, IL 60452~~ Homewood, IL 60430

Name and Address of Taxpayer:
Forest Bridges LLC
P.O. Box 192
Oak Forest, IL. 60452

REAL ESTATE TRANSFER TAX		24-Mar-2017	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
31-36-200-025-1129		20170301626385 1-773-910-720	



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Exhibit "A" – Legal Description

UNIT 20-3, AS DELINEATED ON THE CONDOMINIUM AREA PLAT OF SURVEY RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22234904, OF THE PART OF BLOCK 3, LYING EAST OF THE FOLLOWING DESCRIBED LINE: COMMENCING ON THE WEST LINE OF BLOCK 3, A DISTANCE OF 339.16 FEET SOUTHWEST OF THE NORTHEAST POINT OF BLOCK 3, AS MEASURED ALONG SAID WEST LINE; THENCE SOUTH 56 DEGREES 16 MINUTES EAST 220.99 FEET ON A LINE MAKING AN ANGLE OF 93 DEGREES 07 MINUTES 55 SECONDS FROM SOUTHEAST TO NORTHEAST WITH THE CHORD OF THE WEST LINE CURVE; THENCE SOUTH 12 DEGREES 15 MINUTES 48 SECONDS EAST 180 FEET; THENCE SOUTH 1 DEGREES 44 MINUTES 12 SECONDS WEST 691.42 FEET TO THE SOUTH LINE OF SAID BLOCK 3, ALL IN THE SUBDIVISION OF AREA "H", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS; WHICH CONDOMINIUM AREA PLAT OF SURVEY IS RECORDED SIMULTANEOUSLY WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR GLEN ARBOR IN PARK FOREST RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22234903; TOGETHER WITH THE PERCENTAGE OF COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS SAME ARE FILED OF RECORDED PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORDED AND THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH AMENDED DECLARATION AS THOUGH CONVEYED THEREBY, ALL IN COOK COUNTY, ILLINOIS.



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First American

Grantor/Grantee Affidavit

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.

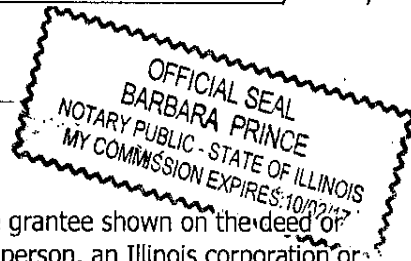
Dated: January 29, 2015

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said _____, affiant, on January 29, 2015.

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

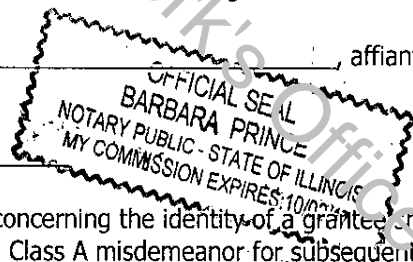
Dated: January 29, 2015

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said _____, affiant, on January 29, 2015.

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