

# UNOFFICIAL COPY



Doc# 1711034004 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/20/2017 09:21 AM PG: 1 OF 2

**FIRST AMERICAN TITLE**  
**FILE # 2830817**  
(101)

3800-4631  
REO # C1603X6

## 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 BCL-Home Construction LLC, address: 450 Skokie Blvd., Bldg. 600, Northbrook, IL 60062, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

LOT 20 IN BLOCK 4 IN V.M. WILLIAM'S DIVERSEY AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE WEST 1/2 OF WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2610 North Mont Clare Avenue, Chicago, IL 60707

Property Index No. 13-30-309-033-0000

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.

*Book*

REAL ESTATE TRANSFER TAX		19-Apr-2017
	COUNTY:	115.00
	ILLINOIS:	230.00
	TOTAL:	345.00
13-30-309-033-0000   20170401640366   0-021-117-632		

REAL ESTATE TRANSFER TAX		19-Apr-2017
	CHICAGO:	1,725.00
	CTA:	690.00
	TOTAL:	2,415.00*
13-30-309-033-0000   20170401640366   1-581-398-720		
* Total does not include any applicable penalty or interest due.		

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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 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 17<sup>th</sup> day of April, 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

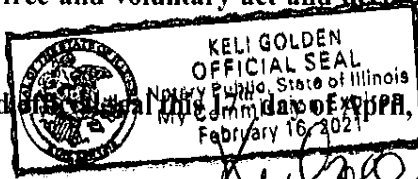
*[Signature]*  
 \_\_\_\_\_  
 Holder of Limited POA

STATE OF ILLINOIS

COUNTY OF COOK

I, Keli Golden, 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 seal at this day of April, 2017.



*[Signature]*  
 \_\_\_\_\_  
 Notary Public

Prepared by:  
 Hauselman, Rappin & Olswang, Ltd.  
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 Chicago, IL 60602  
 (312) 372-2020

mail to:  
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 LLC.  
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mail tax bills to:  
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