

UNOFFICIAL COPY

Doc#: 1711117053 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/21/2017 01:32 PM Pg: 1 of 4

Dec ID 20170301627857
ST/CO Stamp 0-502-415-808
City Stamp 1-844-593-088 City Tax: \$1,039.50

①
R.M. ASS

Commitment Number: 160130100RM

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square
Suite 450
Schaumburg IL 60173

After Recording Return To:
Jose Pena
Isabel Rodriguez
5916 S Keeler Ave
Chicago, IL 60629

Mail Tax Statements To: Jose Pena & Isabel Rodriguez, 5916 S Keeler Ave., Chicago, IL 60629

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
19-15-403-025-0000

SPECIAL WARRANTY DEED

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, for **\$98,900.00 (Ninety Eight Thousand Nine Hundred Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **Jose Pena & Isabel Rodriguez** hereinafter grantee, whose tax mailing address is **5916 S Keeler Ave., Chicago, IL 60629**, the following real property:

LOT 39 IN BLOCK 1 IN MCINTOSH 63RD STREET ADDITION, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 15,

UNOFFICIAL COPY

Commitment Number#160130100

TOWNSHIP 28 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

Property address is: 5916 S Keeler Ave., Chicago, IL 60629

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 1435842085

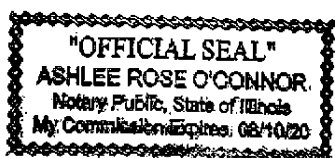
UNOFFICIAL COPY

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

Dated April 14 2017 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Grantor
his 14 day of April
2017

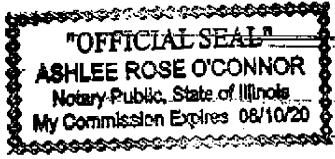


Ashlee Rose O'Connor
Notary Public

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 April 14 2017 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Grantee
this 14 day of April
2017



Ashlee Rose O'Connor
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.]

UNOFFICIAL COPY

Commitment Number#160130100

Executed by the undersigned on 3/28, 2017:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By ServiceLink, a Division of Chicago Title Insurance Company, its Attorney in Fact

By: [Signature]

Name: Charles E. Hogue Jr.

Title: AVP

A power of attorney recorded in Cook County on 1/12/2017 in Instrument 39133188

STATE OF PA
COUNTY OF ALLEGHENY

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 28 day of MARCH, 2017, by Charles E. Hogue Jr., AVP of ServiceLink, a Division of Chicago Title Insurance Company, its Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown N/A as identification, who after being by me the first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christina McCartney, Notary Public
Moon Twp., Allegheny County
My Commission Expires April 15, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

[Signature]
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph B Section 31-45, Property Tax Code.

Date: 3/28/17

[Signature]
Buyer, Seller or Representative