

# UNOFFICIAL COPY

Doc# 1712549133 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/05/2017 11:52 AM Pg: 1 of 3

PREPARED BY:  
Codilis & Associates, P.C.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

Dec ID 20170401646628  
ST/CO Stamp 1-796-443-840 ST Tax \$170.00 CO Tax \$85.00

**MAIL TAX BILL TO:**

Peter Han  
11017 Jodan Dr.  
Oak Lawn IL 60453

**MAIL RECORDED DEED TO:**

Attn: Eni M Salazar  
2400 King Timber #108  
Chicago IL 60623

1502-97350376

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## SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, of P.O. Box 650043 Dallas, TX 75265-0043, a corporation organized and existing under the laws of United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Peter Han, a single man of  all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit: Chicago IL

PARCEL 1: THAT PART OF LOT 20 IN ACORN GLEN, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 20; THENCE DUE EAST, ALONG THE NORTH LINE OF SAID LOT 20, 18.90 FEET; THENCE DUE SOUTH 55.79 FEET TO A POINT OF BEGINNING, SAID POINT LYING ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 89 DEGREES 42 MINUTES 53 SECONDS EAST, ALONG THE SAID CENTER LINE AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF, 79.00 FEET; THENCE DUE SOUTH 17.90 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE DUE NORTH 89 DEGREES 49 MINUTES 18 SECONDS WEST, ALONG SAID CENTER LINE AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF 79.00 FEET; THENCE DUE NORTH 18.05 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: A PERPETUAL RIGHT AND NON-EXCLUSIVE EASEMENT IN, OVER, ALONG, ACROSS AND TO THE COMMON AREAS FOR INGRESS AND EGRESS AND USE OF THE OPEN SPACES AS CONTAINED IN DECLARATION RECORDED NOVEMBER 23, 1994 AS DOCUMENT 94-992372, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 24-16-422-031-0000  
PROPERTY ADDRESS: 11017 Jodan Drive, Oak Lawn, IL 60453

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 against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Village of Oak Lawn Real Estate Transfer Tax \$300 02883

Village of Oak Lawn Real Estate Transfer Tax \$50 03510

Village of Oak Lawn Real Estate Transfer Tax \$500 01367

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., Ste. 2400  
Chicago, IL 60606-4650  
Attn: Search Department

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Special Warranty Deed - *Continued*

Dated this APR 03 2017

Fannie Mae A/K/A Federal National Mortgage Association

By: Jennifer Hayes  
Cbdilis & Associates, P.C., its Attorney in Fact

STATE OF Illinois )  
COUNTY OF DuPage ) SS.

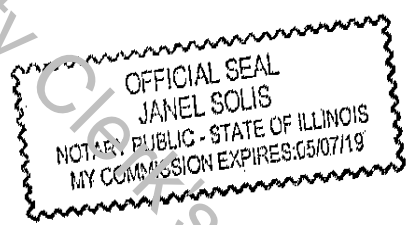
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jennifer Hayes Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this

APR 03 2017

Janel Solis  
Notary Public  
My commission expires: \_\_\_\_\_

Exempt under the provisions of \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date \_\_\_\_\_  
Agent.



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## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of \_\_\_\_\_

Jennifer Hayes, being duly sworn on oath, states that she resides at 15030 N. Frontage Rd, Burr Ridge, IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Jennifer Hayes  
Codilis & Associates, P.C.

SUBSCRIBED and SWORN to before me, this 3rd day of April, 2017.

Janel Solis

