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Doc#. 1719508063 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/14/2017 09:39 AM Pg: 1 of 2

After Recording Mail To:)
American Revival Company, NFP)
122 S. Michigan Ave., Suite 1070, Chicago, IL 60603)
610 Moreland St. Chicago, IL 60641)
2500 P. Devon St. Des Plaines, IL 60018)
SEND SUBSEQUENT TAX BILLS TO:)
American Revival Company, NFP)
122 S. Michigan Ave., Suite 1070, Chicago, IL 60603)
5742 W. 106th St. Chicago Ridge, IL 60415)
This instrument was prepared by:)
Boiko & Osimani, P.C.)
3447 N. Lincoln Ave., Chicago, IL 60657)
Phone # 773-296-6100)

Dec ID 20170701687553
ST/CO Stamp 0-555-152-832 ST Tax \$65.00 CO Tax \$32.50

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1/1400327036
GIT

SPECIAL WARRANTY DEED (Illinois)

THIS AGREEMENT, made this 10th day of July, 2017, between **Fannie Mae A/K/A Federal National Mortgage Association**, whose address is **Fannie Mae, P.O. Box 650043, Dallas, Texas, 75265-0043**, 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 Illinois, party of the first part, and **American Revival Company, NFP**, *an Illinois not for profit corp*, whose address is *122 S. Michigan Ave., Suite 1070, Chicago, Illinois, 60603*, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1:
UNIT NO.1B IN RIDGEMONT TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT 14 IN RIDGEMONT SQUARE, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 30, 1983 AS DOCUMENT 2691322 AND AMENDED BY DOCUMENT 27360507 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF THE BALCONY CONTIGUOUS TO AND ACCESSIBLE THRU SAID UNIT, ALSO, PARKING SPACES P1 AND P27, AS A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AMENDMENT TO THE AFORESAID DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26913228, AS AMENDED FROM TIME TO TIME.

Permanent Real Estate Numbers: 24-17-220-028-1002
Address of the Real Estate: 5742 W. 106th Street, 1B, Chicago Ridge, Illinois, 60415

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

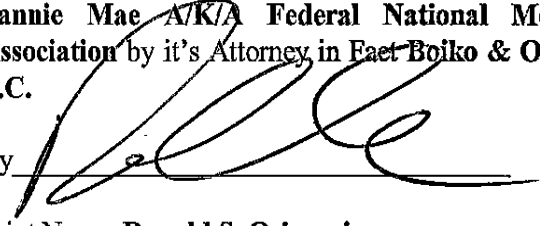
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And the part of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Director, the day and year first above written.

Fannie Mae A/K/A Federal National Mortgage Association by it's Attorney in Fact **Boiko & Osimani, P.C.**

By



Print Name: **Ronald S. Osimani**

STATE OF ILLINOIS)

) ss.

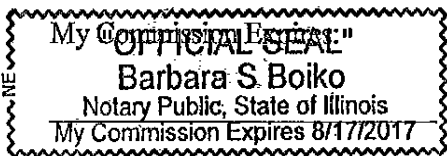
COUNTY OF COOK)



I, **Barbara S. Boiko**, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Ronald S. Osimani**, 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 severally acknowledged that as such **Ronald S. Osimani**, of **Boiko & Osimani, P.C.**, Attorney in Fact for **Fannie Mae A/K/A Federal National Mortgage Association**, 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 deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of July, 2017.



Notary Public



REAL ESTATE TRANSFER TAX	13-Jul-2017
	COUNTY: 32.50
	ILLINOIS: 65.00
	TOTAL: 97.50
24-17-220-028-1002	20170701687553 0-555-152-832

