

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association

P.O. Box 650043,
Dallas, TX 75265-0043

Doc#: 1726549094 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/22/2017 10:25 AM Pg: 1 of 3

Dec ID 20170901619324
ST/CO Stamp 0-124-446-656
City Stamp 0-216-983-488 City Tax: \$194.25

A corporation created and existing by virtue of the laws of the United States of America, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 16th day of September, 2017, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Doria L. Rideaux, 12500 S. Indiana, Chicago, IL 60628

The following described real estate situated in the County of Cook and State of Illinois, to wit:
LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant 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 said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to:

PERMANENT REAL ESTATE NUMBER: 25-17-127-053-0000

ADDRESS OF REAL ESTATE 127 E. 122nd Street, Chicago, IL 60628

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year written above.

Exempt under provision of Paragraph b
Section 31-45, Real Estate Transfer Tax Act.

Seller's Representative

Fannie Mae AKA Federal National Mortgage Association
by Stuart M. Kessler P.C., its Attorney-in-fact

STATE OF IL
COUNTY OF Cook

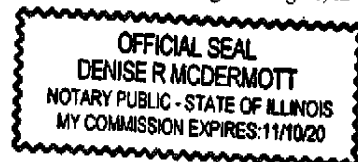
I, Denise R. McDermott, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Stuart M. Kessler personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and executed said instrument, pursuant to authority given by the grantor, as his/her free and voluntary act.

Given under my hand and official seal, this 6 day of September, 2017

Commission expires _____, 20

Denise R. McDermott
NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004



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LEGAL DESCRIPTION

The West 1 feet of Lot 15, all of Lot 16 and Lot 17 (except the West 23 feet thereof) in W. C. McNitt's Subdivision of Sub Blocks 1 and 2 and the West 75 feet of Sub Block 3 in the Subdivision of Block 18 in First Addition to Kensington, Subdivision in Sections 22, Section 27 and Section 28, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

127 E. 122nd Street
Chicago, IL 60628

Mail to:

Send Subsequent Tax Bills To:

SENGPIETH LAW OFFICE / LAKE M. SENGPETH
attorney at law
727 N. Ridgeland 727 N. Ridgeland Ave.
Oak Park, IL 60302 Oak Park, IL 60302

Property of Cook County Clerk's Office

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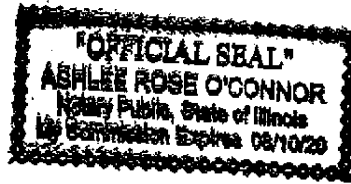
STATEMENT BY GRANTOR AND GRANTEE

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 estate under the laws of the State of Illinois.

Dated Sept. 18, 2017 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said grantor
his 18th day of Sept.
2017

Ashlee Rose O'Connor
Notary Public

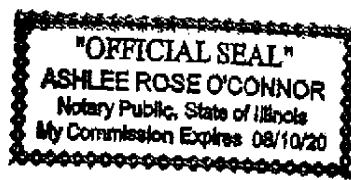


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Sept. 18, 2017 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said grantee
this 18th day of Sept.
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.]