

UNOFFICIAL COPY

Doc#. 1727746136 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/04/2017 09:27 AM Pg: 1 of 3

Dec ID 20170901626032
ST/CO Stamp 1-274-255-296

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MAIL TO:
BERG, BERG & PANDEV
5215 OLD ORCHARD RD #220
SKOKIE, IL 60077
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE made this 20 day of September, 2017, between **Fannie Mae a/k/a Federal National Mortgage Association (P.O. Box 650043, Dallas, TX 75265-0043)**, a corporation 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 **Kenwood Training Center, Inc. (2023 W Fullerton Avenue, Chicago, IL 60647)**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) 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, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: **TO HAVE AND HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): **12-30-402-056-1007**

PROPERTY ADDRESS(ES): **22 King Arthur Court APT 7, North Lake, IL, 60164**

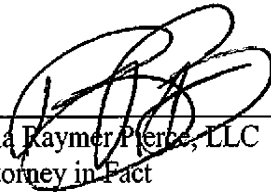
**CITY
OF
NORTHLAKE**



**TRANSFER
STAMP**

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Fannie Mae a/k/a Federal National Mortgage Association

By: 
McCalla Raymer Pierce, LLC
As Attorney in Fact
Benjamin N. Burstein

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Amanda K. Griffin, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Benjamin N. Burstein, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and 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 severally 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.

Signed or attested before me on 20 day of September, 2017.


NOTARY PUBLIC

My commission expires 6/20/2018

This Instrument was prepared by
Amanda Griffin/McCalla Raymer Pierce, LLC
1 North Dearborn, Suite 1200, Chicago, IL 60602

OFFICIAL SEAL
AMANDA K GRIFFIN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 06/20/2018

PLEASE SEND SUBSEQUENT TAX BILLS TO:

KENWOOD TRAINING CTR
2023 FULLERTON
CHICAGO, IL 60647

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EXHIBIT A

PARCEL 1:

UNIT NO. 7, IN KING ARTHUR CONDOMINIUM BUILDING NO. 22 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 22 IN KING ARTHUR APARTMENTS OF NORTHLAKE BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1962 AS DOCUMENT NUMBER 18552511, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED 16TH DAY OF APRIL, 1999 AS DOCUMENT NO. 99368929 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 1 THERETO ATTACHED AND MADE BY OAK PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1962 AND KNOWN AS TRUST NO. 4115, DECLARATION OF EASEMENTS MADE BY TRUST NO. 4115 AFORESAID RECORDED AS DOCUMENT NOS. 18844302, 18653754 AND 18844303 AND AS MODIFIED BY DOCUMENT 18922388; AND DECLARATION OF EASEMENTS MADE BY ARTHUR J. ALLEN AND ELIZABETH W. ALLEN RECORDED AS DOCUMENT NO. 18844304 AND MODIFIED BY DOCUMENT NO. 8922389 AND IN THE PLAT OF SUBDIVISION, AFORESAID RECORDED AS DOCUMENT NUMBER 18778239 AND AS CREATED BY THE DEED FROM OAK PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED JUNE 1, 1963 AND KNOWN AS TRUST NO. 4405 TO NORMAN J. MATHISEN DATED DECEMBER 6, 1963 AND RECORDED DECEMBER 31, 1963 AS DOCUMENT NO. 19611364 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS AND FOR THE INSTALLATION, USE, MAINTENANCE REPAIR AND REPLACEMENT OF PUBLIC UTILITIES INCLUDING SEWER, GAS, ELECTRICITY, TELEPHONE AND WATER LINES, IN COOK COUNTY, ILLINOIS.

Exempt Under Provisions of Paragraph ^B
Section 4, Real Estate Transfer Tax Act.

9/29/17

Date Buyer, Seller Representative