

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION

FIRST AMERICAN TITLE
FILE # 2049487
1/2

Preparer File: REO IL 17 0099
FATIC No.:



1729734007D

Doc# 1729734007 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/24/2017 09:23 AM PG: 1 OF 4

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043, Dallas, Texas 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 IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Adriana Cabral Cervantes, of 51 46th Ave, Bellwood, IL 60104, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

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 the grantor.

Permanent Real Estate Index Number(s): 15-08-204-009-0000 Vol. 0158; 15-08-204-010-0000 Vol. 0158

Address(es) of Real Estate: 51 46th Avenue
Bellwood, IL 60104

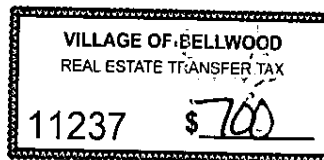
In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association, and attested by its this:

2 day of Aug, 2017

Fannie Mae A/K/A Federal National Mortgage Association

By: [Signature]

Kenneth J. Johnson, Johnson, Blumberg & Associates, LLC Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association



REAL ESTATE TRANSFER TAX



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

15-08-204-009-0000

20170801600781 | 1-661-354-016

23-Oct-2017



First American
Title Insurance Company

Special Warranty Deed - Corporation

BN 4

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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kenneth J. Johnson, personally known to me to be the Attorney In Fact of the Fannie Mae A/K/A Federal National Mortgage Association and , personally known to me to be the Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such that Kenneth J. Johnson and they 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 as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

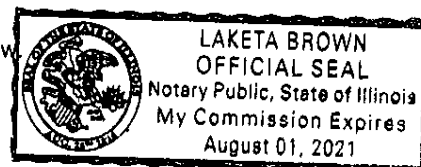
Given under my hand and official seal this 2 day of Aug, 20 17.

[Signature]
Notary Public

Exempt under provisions of paragraph B Section 32-45, real estate transfer tax law.

Dated: 8-2-17

[Signature]
Signature of Buyer, Seller, or Representative



Prepared by:
Johnson, Blumberg, & Associates, LLC
230 W. Monroe Street, Suite 1125
Chicago, Illinois 60606

Mail to:
Adriana Cabral Cervantes
51 46th Ave
Bellwood, IL 60104

Name and Address of Taxpayer:
Adriana Cabral Cervantes
51 46th Ave
Bellwood IL 60104



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Special Warranty Deed - Corporation

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Exhibit "A" – Legal Description

LOT 10 AND 11 IN BLOCK 27 IN HULBERT'S ST. CHARLES ROAD SUBDIVISION BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 1927 AS DOCUMENT 9618646, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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Special Warranty Deed - Corporation

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 10 | 23 | 2017

SIGNATURE: _____

GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: 10 | 23 | 2017

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL
ROBERT A CHICKERILLO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 07/21/21

GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 title to real estate under the laws of the State of Illinois.

DATED: 10 | 23 | 2017

SIGNATURE: _____

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: 10 | 23 | 2017

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL
ROBERT A CHICKERILLO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 07/21/21

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)

revised on 10.6.2015