

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Statutory (Illinois)

(Corporation to Corporation)



Doc# 1729801138 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/25/2017 12:01 PM PG: 1 OF 2

MAIL TO:

Antonia Mills
Chicago Hope Academy
2189 W. Bowler St.
Chicago, IL 60612

NAME & ADDRESS OF TAXPAYER:

Righteous Oaks, Inc.
2189 W. Bowler St.
Chicago, IL 60612

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the United States of America having its principal office at the following address: PO BOX 650043, Dallas, TX 75265-0043 and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to,

Righteous Oaks, Inc.

a corporation created and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 2189 W. Bowler St., Chicago, IL 60612, the following described Real Estate situated in Cook County and in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 1-S IN THE ELLINGTON MANOR CONDOMINIUM II, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 10 IN HALE'S RESUBDIVISION OF LOTS 1, 4, 5, 8, AND 9 IN THE EAST 1/2 OF BLOCK 2 IN DREXEL AND SMITH'S SUBDIVISION, OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11 TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 4, 2001 AS DOCUMENT NUMBER 0011137440; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF CONDOMINIUM RECORDED DECEMBER 4, 2001 AS DOCUMENT 0011136440 AND CREATED BY DEED MADE BY STATE BANK OF COUNTRYSIDE AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 2, 2001 KNOWN AS TRUST NUMBER 01-2291, FOR PARKING PURPOSES IN PARKING SPACE NUMBER P-8, A LIMITED COMMON ELEMENT, IN COOK COUNTY, ILLINOIS.

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, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their 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, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Index No.(s): 20-11-100-051-1002
Property Address: 4736 S. Drexel Boulevard, Unit #1S, Chicago, IL 60615

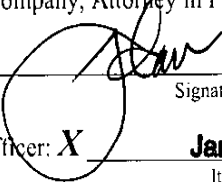
FIDELITY NATIONAL TITLE CHITON/02/18/17

S Y
P 2
S N
SCY
INTA

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its X VP Corporate Officer, this X 10 day of X August, 20 17

Name of Corporation: Fannie Mae A/K/A Federal National Mortgage Association, by: First American Title Insurance Company, Attorney in Fact

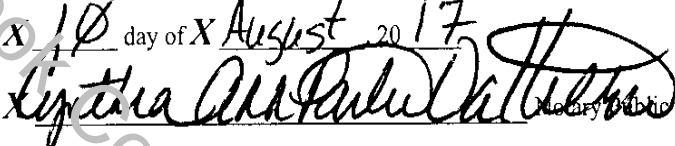
By X  Signature of Corporate Officer

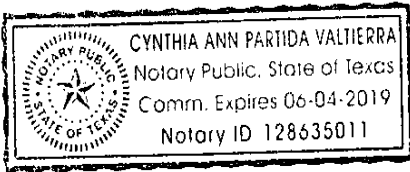
Name of Officer: X **Jamey Davis VP**
Its Authorized Signer

Authorized Signer of First American Title Insurance Company as Attorney in fact And/or agent

STATE OF Texas)
COUNTY OF Dallas) **SS Acknowledgement**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT X Jamey Davis personally known to me to be the X VP of Corporate officer of First American Title Insurance Company as Attorney-In-Fact for Fannie Mae A/K/A Federal National Mortgage Association, and 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 X VP Corporate Officer, they signed and delivered the said instrument and caused the corporate seal 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 X 10 day of X August, 20 17




My commission expires X 6-4-2019

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of Paragraph B, Section 31-45, Real Estate Transfer Act



Date: X
Signature: X
Buyer, Seller, or Representative


Prepared by:
Anselmo Lindberg Oliver LLC
1771 W. Diehl Ste 120
Naperville, IL 60563

Property Address: 4736 S. Drexel Boulevard, Unit #1S, Chicago, IL 60615

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE591B

REAL ESTATE TRANSFER TAX		23-Oct-2017	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
20-11-100-051-1002 20171001639247 0-051-150-880			

REAL ESTATE TRANSFER TAX		23-Oct-2017	
	CHICAGO:		630.00
	CTA:		0.00
	TOTAL:		630.00 *
20-11-100-051-1002 20171001639247 0-150-536-224			

* Total does not include any applicable penalty or interest due.