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Doc# 1732529085 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/21/2017 03:04 PM PG: 1 OF 4

Commitment Number: 170339628

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square
Suite 450
Schaumburg IL 60173

After Recording Return To:

Rocsana Oana Radu
~~4944 N. Wolcott, Unit 3~~
~~Chicago, IL 60640~~

3914 N. Oakley #1
CHICAGO, IL 60618

Mail Tax Statements To: Rocsana Oana Radu, 4944 N. Wolcott, Unit 3, Chicago, IL 60640

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14-05-213-033-1007

SPECIAL WARRANTY DEED

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is P.O. Box 650043, Dallas, TX 75265-0043, hereinafter grantor, for \$134,190.00 (One Hundred Thirty Four Thousand One Hundred Ninety Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Rocsana Oana Radu, hereinafter grantee, whose tax mailing address is 4944 N. Wolcott, Unit 3, Chicago, IL 60640, the following real property:

UNIT 6040-1 GLENMOOR MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY FOR THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 AND THE NORTH 43.36 FEET OF LOT 2 IN BLOCK 14, IN COCHRAN'S SECOND ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE EAST FRACTIONAL HALF OF

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SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT WEST 1320 FEET OF THE SOUTH 1913 FEET THEREOF AND RIGHT OF WAY OF CHICAGO, EVANSTON AND LAKE SUPERIOR RAILROAD) IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 92800718, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property address is: 6040 N. Kenmore Ave, Unit 1, Chicago, IL 60660

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.



The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.


TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 1719313046

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$161,028.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$161,028.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

REAL ESTATE TRANSFER TAX		22-Nov-2017
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
14-05-213-033-1007 20171001646716 0-780-265-504		

REAL ESTATE TRANSFER TAX		22-Nov-2017
		CHICAGO: 1,008.75
		CTA: 403.50
		TOTAL: 1,412.25 *
14-05-213-033-1007 20171001646716 1-630-307-264		

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

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Commitment Number#170339628

Executed by the undersigned on Oct 30, 2017:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By ServiceLink LLC, its Attorney in Fact

By: 

Name: Charles E. Hogue Jr.

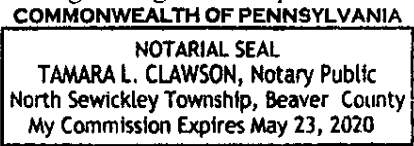
Title: ASSISTANT VICE PRESIDENT

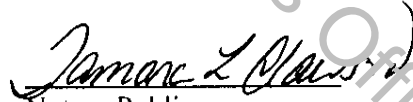
A power of Attorney relating to the above described property was recorded on 01/20/2017 at Document Number: 1702049142

Pennsylvania

STATE OF _____
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 30 day of OCTOBER, 2017, by Charles E. Hogue Jr. AVP of ServiceLink LLC, its Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown N/A as identification, who after being by me the first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.




Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative

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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 land trust is either a natural person, and 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 November 21, 2017

[Signature]
Signature of Grantor or Agent



Subscribed and sworn to before
Me by the said Notary
this 21st day of November,
2017.

NOTARY PUBLIC [Signature]

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 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.

Date November 21, 2017

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Notary
This 21st day of November,
2017.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)