


UNOFFICIAL COPY

1 all

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION


17363190050

Doc# 1736319005 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/29/2017 09:22 AM PG: 1 OF 4

FIRST AMERICAN TITLE
FILE # 2806829

Preparer File: REO IL 16 0597
FATIC No.:

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 YILIN WANG & XIN ZHANG, of 6051 Birch Ln Naperville, IL 60564, of the County of Will, 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:

** WIFE & HUSBAND, AS JOINT TENANTS YW XZ*

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. **GRANTEE HERIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$183,000.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$183,000.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF 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.**

Permanent Real Estate Index Number(s): 16-13-232-027-1008 Vol. 0557

Address(es) of Real Estate: 519 S. Maplewood Ave. 4S
Chicago, Illinois 60612

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:

20th day of December, 2017

Fannie Mae A/K/A Federal National Mortgage Association

By: 

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



First American
Title Insurance Company

Special Warranty Deed - Corporation

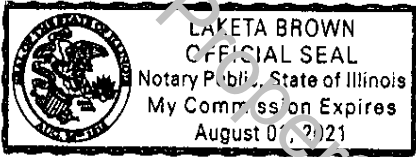
Bm
4

UNOFFICIAL COPY

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 20th day of December, 20 17.



[Signature]
Notary Public

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

Dated: 12/20/17
[Signature]
Signature of Buyer, Seller, or Representative

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

Mail to:
YILIN WANG & XIN ZHANG
3651 Birch Ln
Naperville, IL 60564

Name and Address of Taxpayer:
YILIN WANG & XIN ZHANG
3651 Birch Ln
Naperville, IL 60564

REAL ESTATE TRANSFER TAX		28-Dec-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-13-232-027-1008 20171201672152 1-702-159-392		

REAL ESTATE TRANSFER TAX		28-Dec-2017
	CHICAGO:	1,143.75
	CTA:	457.50
	TOTAL:	1,601.25 *
16-13-232-027-1008 20171201672152 0-522-658-848		
* Total does not include any applicable penalty or interest due.		



UNOFFICIAL COPY

Exhibit "A" – Legal Description

UNIT 4S IN THE 519 SOUTH MAPLEWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH 2.0 FEET OF LOT 38 AND ALL OF LOTS 41 AND 42 IN CAMPBELL'S SUBDIVISION OF LOTS 2, 3, 6, 7, 10 AND 11 IN BLOCK 5 IN ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED ON APRIL 28, 2003 AS DOCUMENT 0311818017, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE USE OF PARKING SPACE P-8, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED APRIL 28, 2003 AS DOCUMENT NUMBER 0311818017.

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS



UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 12 | 27 | 2017

SIGNATURE: [Signature]
GRANTOR or AGENT

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

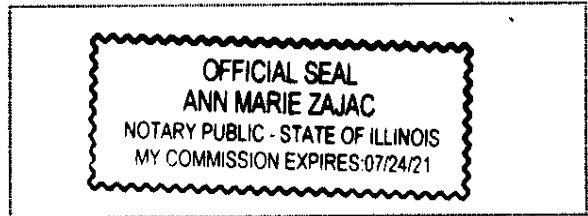
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Jenney Bell

On this date of: 12 | 27 | 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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 and hold title to real estate under the laws of the State of Illinois.

DATED: 12 | 27 | 2017

SIGNATURE: [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): Jenney Bell

On this date of: 12 | 27 | 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**