

# UNOFFICIAL COPY



Doc# 1803318110 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/02/2018 04:31 PM PG: 1 OF 4

Commitment Number: 170044125

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

After Recording Return To:  
Andrew Osamor  
4038 West 99<sup>th</sup> Street  
Oak Lawn, IL 60453

Mail Tax Statements To: Andrew Osamor; 4038 West 99<sup>th</sup> Street, Oak Lawn, IL 60453

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**20-03-308-033-1004**

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## 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 \$71,000.00 (Seventy-One Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Andrew Osamor hereinafter grantee, whose tax mailing address is 4038 West 99<sup>th</sup> Street, Oak Lawn, IL 60453, the following real property:

**UNIT 202 IN CHRISTINA PLACE II CONDOMINIUM AS DELINEATED ON THE SURVEY OF LOT 20 (EXCEPT THE EAST 10 FEET THEREOF) IN BLOCK 6 IN THE COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS, IN THE WEST 1/2 OF TH SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION RECORDED AS**

SWD Page 1 of 43

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**DOCUMENT NUMBER 0020926648 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.**

**Property address is: 120 East 45<sup>th</sup> Street, Unit 202, Chicago, IL 60615**

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: **1409722100**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$85,200.00 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 \$85,200.00 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**

26-Jan-2018



<b>CHICAGO:</b>	540.00
<b>CTA:</b>	216.00
<b>TOTAL:</b>	756.00 *

20-03-308-033-1004 | 20180101680755 | 0-235-016-736

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

**REAL ESTATE TRANSFER TAX**

02-Feb-2018



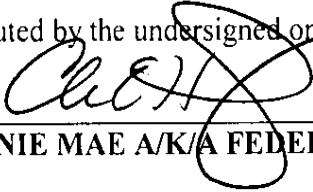
COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	0.00

20-03-308-033-1004 | 20180101680755 | 1-013-135-904

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Commitment Number#170044125

Executed by the undersigned on JAN 18, 2018:



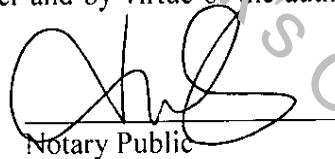
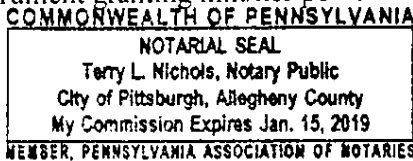
**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**

By **ServiceLink LLC, its Attorney in Fact**

By: Charles E. Hogue Jr.

Name: Charles E. Hogue Jr.  
Title: AVP

STATE OF PA  
COUNTY OF ALLEGHENY  
ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 18 day of JANUARY, 2018, by Charles E. Hogue Jr. 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.

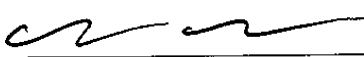
  
Notary Public

**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

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

Date: 1/29/18

  
Buyer, Seller or Representative

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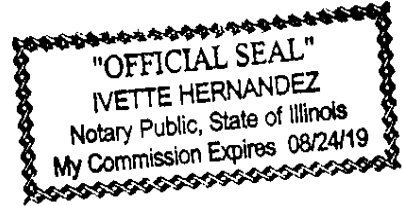
## STATEMENT BY GRANTOR AND GRANTEE

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 December 20<sup>th</sup>, 2017

Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said Affiant  
this 20<sup>th</sup> day of December,  
2017.



NOTARY PUBLIC

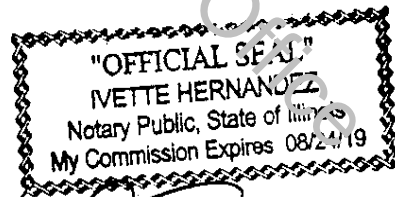
*Ivette Hernandez*

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 December 20<sup>th</sup>, 2017

Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said Affiant  
This 20<sup>th</sup> day of December,  
2017.



NOTARY PUBLIC

*Ivette Hernandez*

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.)