

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION

FIRST AMERICAN TITLE
FILE # 2903436

Preparer File: REO IL 13 1112
FATIC No.:



Doc# 1810234003 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/12/2018 09:16 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 County of Cook Illinois a body politic and corporate d b a Cook County Land Bank Authority of 69 West Washington Street Suite 2938, Chicago, IL. 60602 in 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): 20-30-419-005-0000 Vol. 438

Address(es) of Real Estate: 7613 S. Marshfield Ave.
Chicago, IL 60620

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:

5th day of April, 2018

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

| REAL ESTATE TRANSFER TAX | | 11-Apr-2018 |
|---|---------------|-------------|
| | COUNTY: | 0.00 |
| | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 20-30-419-005-0000 20180301631757 1-462-255-136 | | |

| REAL ESTATE TRANSFER TAX | | 11-Apr-2018 |
|--|---------------|-------------|
| | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 |
| 20-30-419-005-0000 20180301631757 0-482-259-232 | | |
| * Total does not include any applicable penalty or interest due. | | |



First American
Title Insurance Company

Special Warranty Deed - Corporation

Handwritten initials RB

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STATE OF ILLINOIS, COUNTY OF Cook SS

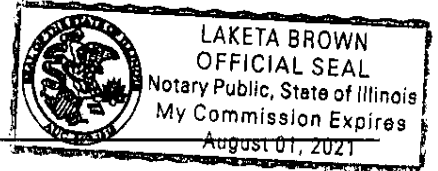
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kenneth J. Johnson, personally known to me to be the Attorney In Fact of the Fannie Mae A/K/A Federal National Mortgage Association and , personally known to me to be the Attorney In Fact for Fannie 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 5th day of April, 2018.

[Signature]
Notary Public

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

[Signature]
Signature of Buyer, Seller, or Representative



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

Mail to:
County of Cook Illinois a body politic and corporate d b a Cook County Land Bank Authority
~~60 West Washington Street Suite 2938~~
~~Chicago, IL 60602~~

40 Ancel Glink
140 S. Dearborn St. Ste 600
Chicago IL 60603

Name and Address of Taxpayer:
County of Cook Illinois a body politic and corporate d b a Cook County Land Bank Authority
7613 S. Marshfield Ave.
Chicago IL 60620



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Exhibit "A" -- Legal Description

LOT 40 IN BLOCK 18 IN ENGLEFIELD, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**COOK COUNTY
RECORDER OF DEEDS**

Property of Cook County Clerk's Office



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STATEMENT BY GRANTOR AND GRANTEE

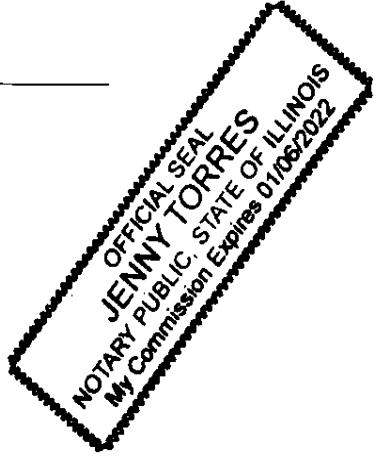
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 April 6, 2018

Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me
this 6th day of April, 2018.

[Signature]
NOTARY PUBLIC



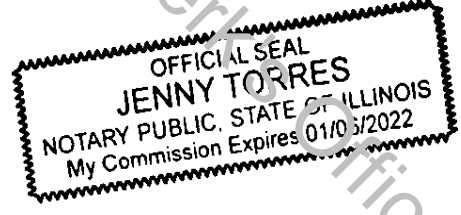
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 April 6, 2018

Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me
this 6th day of April, 2018.

[Signature]
NOTARY PUBLIC



NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)