

2018. 00450
SPECIAL WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

UNOFFICIAL COPY



Doc# 1811449507 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/24/2018 03:20 PM PG: 1 OF 3

MAIL TO:
Hila Gloria Novak
2300 W. Lake St.
Melrose Park, IL 60160

NAME & ADDRESS OF TAXPAYER:
Brandon Alexis Neri
228 28th Avenue
Bellwood, IL 60104

THE GRANTOR, Fannie Mae n/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, Brandon Alexis Neri, 231 27th Avenue, Bellwood, IL 60104, party of the second part, all interest in the following described Real Estate situated in Cook County and the State of Illinois, to wit:

LOTS 15 AND 16 IN BLOCK 2 IN JACOB GLOS ADDITION TO MELROSE, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

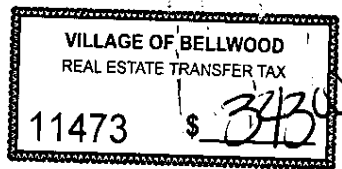
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the 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): 15-09-206-027-0000; 15-09-206-028-0000
Property Address: 228 28th Avenue, Bellwood, IL 60104

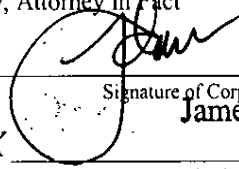
PREMIER TITLE



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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 16 day of X March, 2018

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

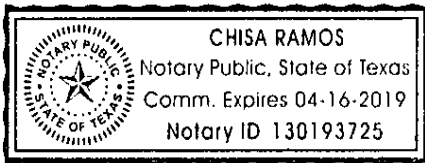
By X  Signature of Corporate Officer
Jamey Davis

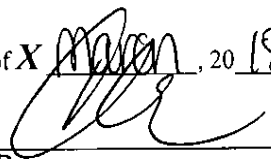
Name of Officer: X _____ Its Authorized Signer

STATE OF Texas)
COUNTY OF Dallas)SS

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 16 day of X March, 2018

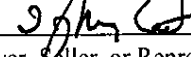


X  Notary Public
Chisa Ramos
My commission expires X 4-16-18

COUNTY – ILLINOIS TRANSFER STAMPS

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

Date: X 3-19-2018

Signature: X  Buyer, Seller, or Representative

Prepared by:
Anselmo Lindberg & Associates LLC
1771 W. Diehl St. 20
Naperville, IL 60563

PREMIER TITLE
1000 JORIE BLVD., SUITE 130
OAK BROOK, IL 60523
630-571-2111

Property Address: 228 28th Avenue, Bellwood, IL 60104

** 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).

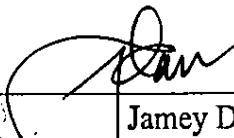
RE591B

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STATEMENT BY GRANTOR AND GRANTEE

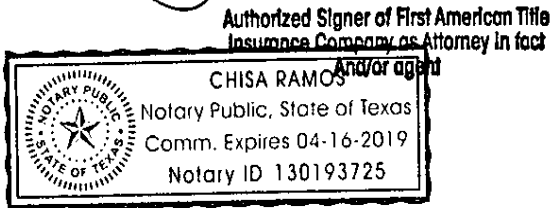
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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 March, 2018

Signature X  Grantor or Agent
Jamey Davis

Subscribed and sworn to before me this 10 day of March, 2018

Notary Public Chisa Ramos

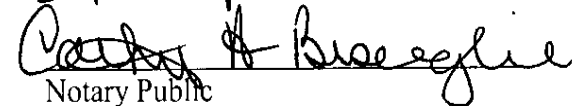


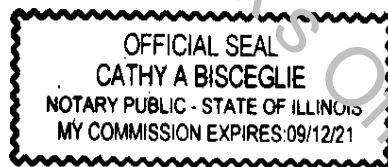
The Grantee or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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 23 April, 2018

Signature  Grantee or Agent

Subscribed and sworn to before me this 23rd day of April, 2018


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