

# UNOFFICIAL COPY



\*1822719169D\*

Doc# 1822719169 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/15/2018 03:40 PM PG: 1 OF 4

MAIL TO:

Ansel Glink/Stephen Soltanzadeh  
146 S. Dearborn St, 6th Fl  
Chicago, IL 60603

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

T184243146 1st Fl

THIS INDENTURE, made this 1 day of August, 2018, between **Fannie Mae a/k/a Federal National Mortgage Association (P.O. Box 650043, Dallas, TX 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 ILLINOIS, party of the first part, and **County of Cook, Illinois, a body politic and corporate, d/b/a Cook County Land Bank Authority (69 W Washington St Suite 2938, Chicago, IL 60602)**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

### SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 19-35-128-026 and 027

CCRD REVIEW [Signature]

PROPERTY ADDRESS(ES): 3640 West 83rd Street, Chicago, IL, 60652

REAL ESTATE TRANSFER TAX		15-Aug-2018	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00

19-35-128-026-0000 | 20180701643734 | 0-172-449-568

REAL ESTATE TRANSFER TAX		15-Aug-2018	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *

19-35-128-026-0000 | 20180701643734 | 0-673-537-824

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



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## EXHIBIT A

LOT 28 AND 29 IN BLOCK 8, ALL IN CLARKDALE, BEING A SUBDIVISION BY GEORGE T. POTTER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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 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 08/15, 2018

Signature: Xavier Wilson  
Grantor or Agent

Subscribed and sworn to before me  
By the said Xavier Wilson  
This 15, day of August, 2018  
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 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.

Date 08/15, 2018

Signature: Xavier Wilson  
Grantee or Agent

Subscribed and sworn to before me  
By the said Xavier Wilson  
This 15, day of August, 2018  
Notary Public [Signature]



**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 Tax Act.)