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Doc# 1903722049 Fee \$44.00

QHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/06/2019 03:45 PM PG: 1 OF 4

File No. 266068-175165

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **SUNTRUST BANK**, the GRANTOR herein, for consideration of One Dollar (\$1.00), and other good valuable consideration, receipt of which is hereby acknowledged, does give, grant, bargain, sell, warrant and convey unto **FEDERAL NATIONAL MORTGAGE ASSOCIATION** and its successors in interest and/or assigns, the GRANTEE, all of the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

UNIT 1-104 IN THE CLOISTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 TO 4 IN BEKTA AND O'MALLEY'S CONSOLIDATION OF PART OF THE SOUTH EAST 1/4 OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25475180, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: **4815 West 109th Street #104, Oak Lawn, IL 60453**

TAX NO: **24-16-409-051-1004**

TO HAVE TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, its successors and assigns forever. The said GRANTOR does covenant for their self, their heirs, executors and assigns, that at the signing of the presents, they are well seized of the above described premises as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in the manner and form as above written; and that the same are free and clear from all encumbrances whatsoever, and that they and their heirs, executors, and assigns will warrant and defend said premises, with the assigns, against all lawful claims and demands whatsoever.

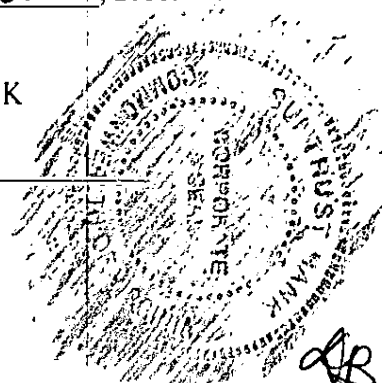
WITNESS the HAND and SEAL of the GRANTOR on this 9 day of November, 2018.

(CORPORATE SEAL)

Tomar Hill
Assistant Vice President

SUNTRUST BANK

TITLE



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STATE OF VIRGINIA
CITY) SS.
COUNTY OF RICHMOND

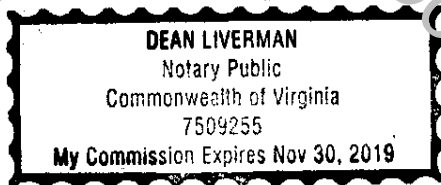
I, the undersigned, a NOTARY Public in and for the City County and State aforesaid do hereby certify that,

TOMAR HILL, AVP;

The affiant, 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 acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 9TH day of NOVEMBER, 2018.

SEAL



[Signature]
Notary Public
My Commission Expires: 11/30/2019

“EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW.”

11-13-18 Ana Marcial
DATE AGENT

THIS DOCUMENT PREPARED BY & RETURN AFTER RECORDING:

McCalla Raymer Leibert Pierce, LLC
Return to: Deed in Lieu / Ana Marcial
1 N. Dearborn St. Suite 1200
Chicago, IL 60602

ADDRESS OF GRANTEE & SUSEQUENT TAX BILLS TO:

FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 Dallas Parkway
Dallas, TX 75254
312-368-6200

File No. 266068-175165

REAL ESTATE TRANSFER TAX		06-Feb-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

24-16-409-051-1004 | 20190101688796 | 1-873-244-576

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9446 South Raymond Avenue, Oak Lawn Illinois 60453
Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV



CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

4815 W 109TH ST #104

Oak Lawn Il 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 (D) of said Ordinance

Dated this 5TH day of DECEMBER, 20 18

Larry Deetjen
Village Manager

Dr. Sandra Bury
Village President

Jane M. Quinlan, MMC
Village Clerk

Larry R. Deetjen, CM
Village Manager

Village Trustees
Tim Desmond
Alex G. Olejniczak
Thomas E. Phelan
Bud Stalker
Robert J. Streit
Terry Vorderer

SUBSCRIBED and SWORN to before me this

5TH Day of DECEMBER, 20 18



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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: 11 | 21 | 20 18

SIGNATURE: *Ara Marcial*

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:

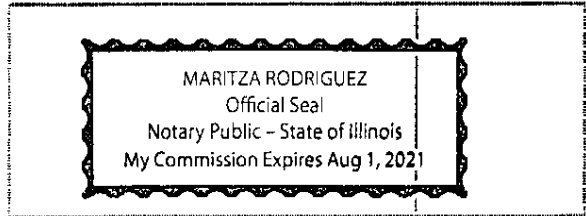
MARITZA RODRIGUEZ

By the said (Name of Grantor): Agent

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 21 | 20 18

NOTARY SIGNATURE: *M. Rodriguez*



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: 11 | 21 | 20 18

SIGNATURE: *Ara Marcial*

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:

MARITZA RODRIGUEZ

By the said (Name of Grantee): Agent

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 21 | 20 18

NOTARY SIGNATURE: *M. Rodriguez*



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)**)