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Doc#: 1919216048 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/11/2019 10:31 AM Pg: 1 of 4

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive
Coraopolis, PA 15108
File No. 1280031930

Dec ID 20190701626240
ST/CO Stamp 1-993-476-192 ST Tax \$55.00 CO Tax \$27.50

MAIL TAX STATEMENTS TO:
Chicago Hope Academy
2189 W. Bowler St
Chicago, IL 60612

This document prepared by:
Larry J. Spears, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 09-16-201-033-1185

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 12th day of July, 2019, by and between **Federal Home Loan Mortgage Corporation**, a mailing address of 5000 Plano Parkway, Carrollton, TX 75010 hereinafter referred to as Grantor(s) and **Chicago Hope Academy**, a mailing address of 2189 W. Bowler St, Chicago, IL 60612, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of FIFTY-FIVE THOUSAND AND 00/100 (\$55,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 9476 Bay Colony 3N, Des Plaines, IL 60016

Prior instrument reference: Document Number 1907806102, Recorded: 03/19/2019

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.

M. Klem 7/12/19
City of Des Plaines FIDELITY NATIONAL TITLE

REAL ESTATE TRANSFER TAX

10-Jul-2019



COUNTY:	27.50
ILLINOIS:	55.00
TOTAL:	82.50

09-16-201-033-1185 | 20190701626240 | 1-993-476-192

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And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 17th day of May, 2019.

Federal Home Loan Mortgage Corporation
By: Radian Settlement Services, Inc., as Attorney-in-Fact

By: _____

Print Name: Chris [unclear]

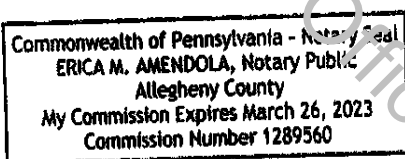
Title: Res Closing Manager

STATE OF Pennsylvania
COUNTY OF Allegheny

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Mrs Linda as Res Closing Mgr on behalf of Radian Settlement Services, Inc., as Attorney-in-Fact for Federal Home Loan Mortgage Corporation is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 17th day of May, 2019.

[Signature]
Notary Public
My commission expires: 7-26-23



No title exam performed by the preparer. Legal description and party's names provided by the party.

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EXHIBIT A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

UNIT 185 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BAY COLONY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22400645, AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16 TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 09-16-201-033-1185

PROPERTY COMMONLY KNOWN AS: 9476 BAY COLONY 3N, DES PLAINES, IL 60016

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

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 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.

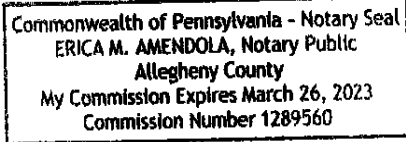
Dated Aug 17, 2019.

Signature: [Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said Chris Wren.

This 17th day of Aug, 2019.

[Signature]
Notary Public
My commission expires: 3-26-23



The Grantee or her/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 07/03, 2019.

Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said _____.

This 3rd day of July, 2019.

[Signature]
Notary Public
My commission expires: 3/2/2020



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.)