

UNOFFICIAL COPY

Doc#: 2018922083 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/07/2020 11:45 AM Pg: 1 of 5

Dec ID 20200501685199

File Number: DS7200-20000053

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 350, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To:
Title365/ Recording Department, 345 Rouser Rd., Bldg 5, Suite 300, Coraopolis, PA 15108

Mail Tax Statements To: **Kholood Mohammad** 8148 W Valley Palos Hills, IL 60465

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
24-17-110-007-0000

SPECIAL WARRANTY DEED

Exemption: Seller is exempt from payment of state taxes and tax stamps on deeds, mortgages and notes (12 U.S.C 1452(e)) and if payment of such state taxes or stamps is necessary to record deed or mortgage, the tax will be paid by the Purchaser and will not be considered part of closing costs.

Exempt: Section 35 ILCS 200/31-45(b): Deeds to or trust documents relating to (1) property acquired by any governmental body or from any governmental body, (2) property or interests transferred between governmental bodies, or (3) property acquired by or from any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes. However, deeds or trust documents, other than those in which the Administrator of Veterans Affairs of the United States is the grantee pursuant to a foreclosure proceeding, shall not be exempt from filing the declaration

Federal Home Loan Mortgage Corporation, hereinafter grantor, whose tax-mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, for \$83,500.00 (Eighty Three Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Kholood Mohammad**, hereinafter grantee, whose tax mailing address is **8148 W Valley Palos Hills, IL 60465**, the following real property:

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The land hereinafter referred to is situated in the City of Chicago Ridge, County of Cook, State of IL, and is described as follows: Lot 20 and 21 in Block 8 in Chicago Ridge, a Subdivision of the Northwest 1/4 of Section 17, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.
Property Address is: 6243 W. Birmingham Street, Chicago Ridge, IL 60415

Prior instrument reference: 2009821080

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Executed by the undersigned on April 23, 2020:

Federal Home Loan Mortgage Corporation by Title365 Company by Power of Attorney
POA recorded 02/19/2020, Doc # 2005045624

By: Melissa Plagman

Printed Name: Melissa Plagman

Its: Post Closing Associate, II

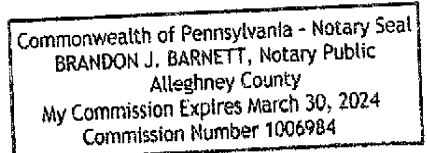
STATE OF Pennsylvania

COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on April 23, 2020 by Melissa Plagman its Post Closing Associate, II on behalf of **Federal Home Loan Mortgage Corporation** who has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/ (her) signature was his/ (her) free and voluntary act for the purposes set forth in this instrument.

*by Title365 Company by Power of Attorney

[Signature]
Notary Public



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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph Section 35 ILCS 200/31-45(b):, Property Tax Code.

Date: 4/23/2020



Buyer, Seller or Representative
Melissa Plagman, Post Closing Associate, II

Property of Cook County Clerk's Office

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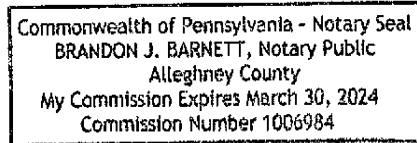
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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 23, 2020

Melissa Plagma
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Melissa Plagma, Post Closing Associate, II
this 23 day of April,
2020.



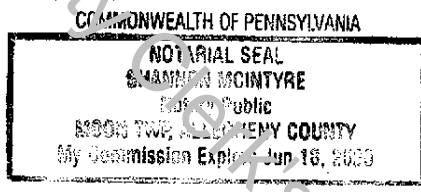
NOTARY PUBLIC Paul J. [Signature]

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 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.

Date May 27, 2020

Deidra Thorpe
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Deidra Thorpe
This 27th day of May,
2020.



NOTARY PUBLIC Shannon McIntyre

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

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Plat Act Affidavit

STATE OF Pennsylvania)
) SS
COUNTY OF Allegheny)

DOCUMENT NUMBER _____

I, (Name) Melissa Plagman, Post Closing Associate, II, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 6243 W. Birmingham Street, Chicago Ridge, IL 60415, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the Cook COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this 23 day of April, 2020.

Melissa Plagman
(Signature)

NOTARY: [Signature]
(seal)

Commonwealth of Pennsylvania - Notary Seal
BRANDON J. BARNETT, Notary Public
Allegheny County
My Commission Expires March 30, 2024
Commission Number 1006984