

UNOFFICIAL COPY



Doc#: 1121011027 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/29/2011 10:18 AM Pg: 1 of 3

Mail Tax Bill to:
Leo Miller
2515 Brookwood Dr.
Flossmoor, IL 60422

1st AMERICAN TITLE order # 2152927

3800-1091
REO #C101204

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to Leo Millan, individually, address: 308 S. Second St, Clarksville, IN 37040, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

LOT 18 IN M. J. O'MALLEY'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 25, 1963 AS DOCUMENT LR2103184.

Commonly known as: 2515 Brookwood Dr, Flossmoor, IL 60422
Property Index No. 31-12-406-004-0000

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for 2010 2nd Installment and subsequent years;
- (b) building setback lines, rights, easements, limitations, covenants, conditions and/or restrictions of record;
- (c) rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any;
- (d) grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$217,200.00 for a period of 3 month(s) from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$217,200.00 for a period of 3 month(s) from the date of this deed. These restrictions shall run with the land and are not personal to Grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

S	Y
P	3
S	N
SC	Y
INT	11

UNOFFICIAL COPY

Property of Cook County Assessor's Office

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 JUL. 25. 11
 EST. # 000073445
 REAL ESTATE TRANSFER TAX
 00181.00
 FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 JUL. 26. 11
 COUNTY TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
 00090.50
 FP 103028
 EST. # 000073451

UNOFFICIAL COPY

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and,
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this 13th day of July, 2011.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG, LTD. Attorney in Fact

By: [Signature]
Holder of Limited POA

THIS INSTRUMENT WAS PREPARED BY:
Hauselman, Rappin & Olswang, Ltd.
39 South LaSalle Street
Chicago, Illinois 60603

STATE OF ILLINOIS
COUNTY OF COOK

I, Mirela S Josef, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Daniel H. Olswang, personally known to me to be the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA 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 acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his 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 13th day of July, 2011.

[Signature]
Notary Public

Prepared by:
Hauselman, Rappin & Olswang, Ltd.
39 S. LaSalle Street, Suite 1105
Chicago, IL 60603
(312) 372-2020

Mail to:
MARTIN PTASINSKI LAW
8517 S. Archer
Willow Springs, IL 60480

