

UNOFFICIAL COPY



Doc#: 1211657170 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/25/2012 08:23 AM Pg: 1 of 3

Commitment Number: 2965515
Seller's Loan Number: 1705120145

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
7367A, E. Kemper Road, Cincinnati, Ohio 45249. (513) 247-9605.

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

Mail Tax Statements To: 817 Turnbridge Cir, Naperville, IL 60450

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
16-33-111-013

SPECIAL/LIMITED WARRANTY DEED

Fannie Mae AKA Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$47,500.00 (Forty-Seven Thousand Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Lyubov Shevchuk**, hereinafter grantee, whose tax mailing address is **817 Turnbridge Cir, Naperville, IL 60450**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 5 IN WILLIAM H. WHITE'S RESUBDIVISION OF LOTS 25 TO 38 INCLUSIVE OF FRANK B. HATHAWAY'S SECOND ADDITION TO MORTON PARK, BEING A SUBDIVISION OF THE EAST PART OF BLOCK 3, ALSO RESUBDIVISION OF LOTS 76 TO 87, BOTH INCLUSIVE AND LOTS 145 TO 168, BOTH INCLUSIVE OF FRANK B. HATHAWAY'S ADDITION TO MORTON PARK, BEING A SUBDIVISION OF BLOCKS 6 AND 7 IN THOMAS P. BALDWIN'S SUBDIVISION OF THE NORTHWEST

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1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Address is: 3227 S 54TH AVE, ~~Normal, IL 60540~~ Cicero, IL 60804

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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.

Prior instrument reference: 113182104

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$57,000.00 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 \$57,000.00 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.

3227 S. 54th AVE ej
TOWN OF CICERO



APR. 17. 12

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00475.00
0000005640 FP351021

STATE OF ILLINOIS
STATE TAX
APR. 25. 12
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00047.50
0000005640 FP 103044

COOK COUNTY
COUNTY TAX
REAL ESTATE TRANSACTION TAX
APR. 25. 12
REVENUE STAMP

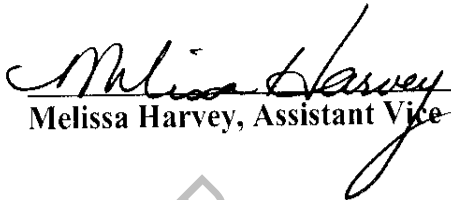
REAL ESTATE TRANSFER TAX
00023.75
0000000781 FP 103039

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Executed by the undersigned on 3-28-, 2012:

Federal National Mortgage Association

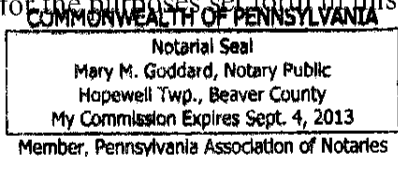
By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney in Fact

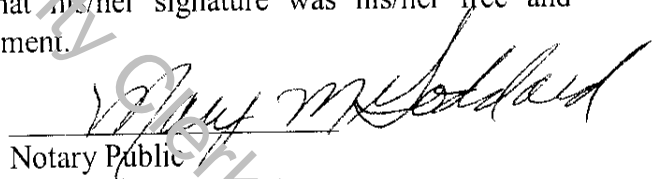

Melissa Harvey, Assistant Vice President

A Power of Attorney relating to the above described property was recorded on 10/24/2011 at Document Number: 129747007.

STATE OF Pa
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 3-28, 2012 by **Melissa Harvey, Assistant Vice President of ServiceLink, a Division of Chicago Title Insurance Company on behalf of Federal National Mortgage Association as its Attorney in Fact**, who is personally known to me or has produced NA 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.




Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code

Date: _____

Buyer, Seller or Representative