

UNOFFICIAL COPY



Doc#: 1212457242 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/03/2012 08:48 AM Pg: 1 of 3

Commitment Number: 2894521
Seller's Loan Number: 1704397392

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: 3941 POPLAR STREET RICHTON PARK, IL 60471

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
31-26-300-060-0000 and 31-26-300-060-0000

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 \$35,000.00 (Thirty-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Stanley B. Hamilton***, hereinafter grantee, whose tax mailing address is 3941 POPLAR STREET RICHTON PARK, IL 60471, the following real property:

**single*

All that certain parcel of land situate in the County of Cook, State of Illinois, being known and designated as follows: The West 43.76 feet of Lot 3 in M.R. Garstka's Resubdivision of part of Lots 19 through 23 in County Clerk's Division of the West 1/2 of the Southwest 1/4 of Section 26, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address is: 3941 POPLAR STREET, RICHTON PARK, IL 60471.

UNOFFICIAL COPY

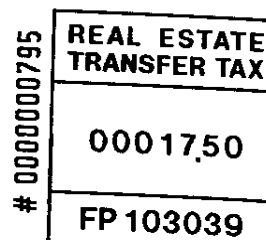
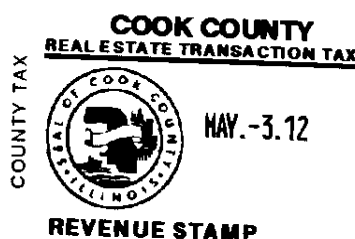
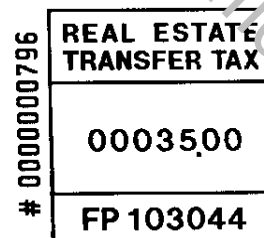
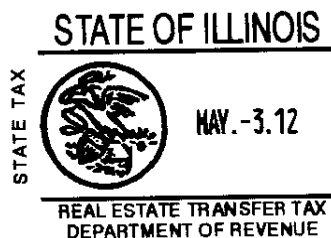
Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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: **100891821**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$77,000.00 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 \$77,000.00 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.

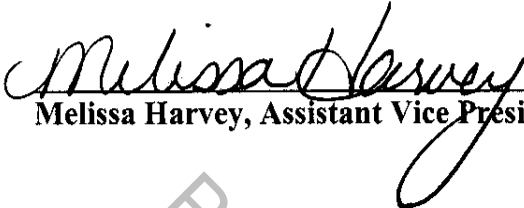


UNOFFICIAL COPY

Executed by the undersigned on 3-14, 2012:

Federal National Mortgage Association

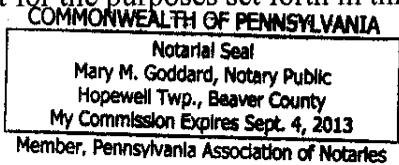
By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney in Fact

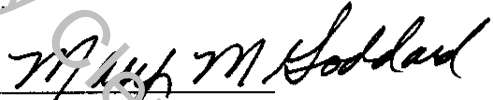

Melissa Harvey, Assistant Vice President

A Power of Attorney relating to the above described property was recorded on 10/24/2011 at Document Number: 1129747005.

STATE OF Pa
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 3-14, 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 N/A 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