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Doc#: 1303015001 Fee: \$40.00 Karen A. Yarbrough RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 01/30/2013 08:40 AM Pg: 1 of 2

MAIL TAX
STATEMENT TO:

Juana Nuceta_____ 14913 Sheila Ct. Oal Ament N. 144524

SPECIAL WARRANTY DEED- Statutory
REO Case No. C121CHS



Nº 17208

The Grantor, Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, for and in consideration of Sixteen Thousand & No/100 Dollars (\$16,000.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to Juana Huerta, 14913 Sheila Court, Oak Forest, IL 60482, the following described premises:

Lot 6 (except the North 1/2) and all of Lot 7 in Block 16 in Percy Wilsons 2nd Addition to Harvey Highlands, being a Subdivision of Lots 1 and 2 of the East 3/4 of the Northwest 1/4 of the Northeast 1/4 of Section 20 (except the West 60 feet) and the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-20-207-055-0000

Note: For informational purposes only, this land is commonly known as: ,16015 Lathrop Ave., Harvey, IL 60426

The warranties given herein are limited to the acts of the Grantor. Subject to easements, reservations and restrictions, if any, of record. Subject to all general unpaid real estate taxes.

Grantee accepts conveyance of the premises in "as is" condition and acknowledges that Grantor has made no representation, warranties or guarantees as to the condition of said premises.

STATE OF ILLINOIS

REAL

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REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE SC + INT

REAL ESTATE TRANSFER TAX

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Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$19,200.00 for a period of 3 months 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 \$19,200.00 for a period of 3 months from the date of this deed. These restrictions shall run with the land and are not personal to Grantee.

Dated: January 72013.
Fannie Mae A/K/A Federa/ National Mortgage Association
By: Heavyler Scott, Beyers & Wihlar, LLC as Attorney-in-Fact By: Managing Member
STATE OF ILLINOIS)
COUNTY OF NEW) SS.
CERTIFY that A Chief Jewis as Managing Member of Heavner, Scott, Beyers & Mihlar, LLC, as Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Managing Member, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said Corporation, being thereunto authorized, for the uses and purposes therein set forth.
GIVEN under my hand and notarial seal this day of, A.D., 2013.
"OFFICIAL SEAL" KAY L RIGGEN Notary Public Notary Public My Commission Expires 07/48/2013

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO: Richard L. Heavner of Heavner, Scott, Beyers & Mihlar, LLC, P.O. Box 740, 111 East Main Street, Suite 200, Decatur, Illinois 62525 Telephone: (217) 422-1719



REAL ESTATE TRANSFER TAX

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