



Doc#: 1303234071 Fee: \$40.00 Karen A. Yarbrough RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 02/01/2013 03:07 PM Pg: 1 of 2

MAIL TAX STATEMENT TO:

Antonio Ferreira and Leticia Hernandez 407 N. Orchard Drive Park Forest, IL 6046F

> SPECIAL WARRANTY DEED- Statutory REC Case No. C120D02

The Grantor, Fannie Mae A/K/A Frderal National Mortgage Association organized and existing under the laws of the United States of America, for and in consideration of Forty-Five Thousand and Nor100 Dollars (\$45,000.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to Antonio Ferreira and Leticia Hernandez, not as tenants in common, but as Joint Tenants, 407 N. Orchard Drive, Park Forest, IL 60466, the following described premises:

Lot 7 in Block 4 in Grover C. Elmore and Company's Crawford Avenue Farms, being a Subdivision of part of the Northwest 1/4 of Section 11, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 31-11-105-006-0000

Note: For informational purposes only, the land is commonly known as: 3653 W. 192nd St., Homewood, IL 60430

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 t the condition of said premises.

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UNOFFICIAL COPY

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$54,000.00 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 \$54,000.00 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:(cr	<u> </u>
Fannie Mae A/K/A Federal/Nation	onal Mortgage Association
By: Heavier Scott, Beyers M By: Managing Member	Har. LC as Attorney-in-Fact
STATE OF ILLINOIS)
COUNTY OF Maces) SS.)
CERTIFY that	
GIVEN under my hand an 2013.	d notarial seal this 💢 day of 🚣 nund, A.D.,
	Notary Public

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

RETURN TO: CENTRAL ILLINOIS TITLE COMPANY P.O. BOX 745 DECATUR, ILLINOIS 62525

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