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Doc#: 1306550058 Fee: \$46.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/06/2013 11:27 AM Pg: 1 of 5

Commitment Number: 3081538
Seller's Loan Number: 4003693768

This instrument prepared by Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

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

Mail Tax Statements To: 310 LATHROP #408 FOREST PARK, IL 60130

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
15-12-429-062-1094 (Unit 310-408) & 15-12-429-062-1067 (Parking Unit P-55)

SPECIAL WARRANTY DEED

Federal National Mortgage Association, whose mailing address is 14221 Dallas Parkway,
Suite 1000, Dallas, TX 75254, hereinafter grantor, for \$30,000.00 (Thirty Thousand Dollars and
no Cents) in consideration paid, grants with covenants of special warranty to **Richard Cowen**,*
hereinafter grantee, whose tax mailing address is 310 LATHROP, #408, FOREST PARK, IL
60130, the following real property:

*A single MAN

All that certain condominium situate in the County of Cook, State of Illinois, being known
and designated as follows: Unit 310-408 and Parking Unit P-55 together with its undivided
percentage interest in the common elements in the Forest Place Condominium, as
delineated and defined in the Declaration recorded as Document Number 0021302647, as
amended from time to time, in the Southeast 1/4 of Section 12, Township 39 North, Range
12 East of the Third Principal Meridian, in Cook County, Illinois.

Property Address is: 310 LATHROP, #408, FOREST PARK, IL 60130

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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.

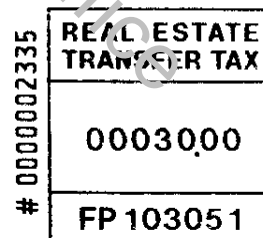
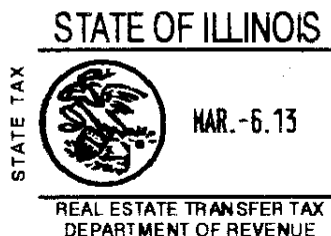
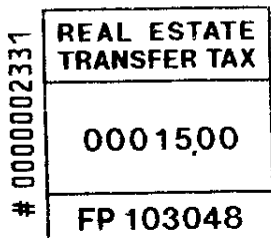
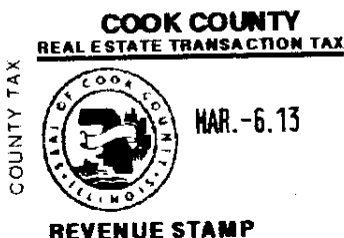
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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: **1211829049**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$36,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THE DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$36,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF RECORDING 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.



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Executed by the undersigned on 2-5, 2013:

Federal National Mortgage Association

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

By: _____

Name: Cherri Springer

Title: AVP

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 4549
SB 2/21/18
Approved/Date

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

STATE OF _____
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 5 day of Feb, 2013, by Cherri Springer AVP of **ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for Federal National Mortgage Association**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2013
Member, Pennsylvania Association of Notaries

Mary M Goddard
NOTARY PUBLIC

My Commission Expires 9-4-13

Mary M Goddard

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: _____

Mail tax statements to:
310 Lathrop # 408
Forest Park IL 60130

Buyer, Seller or Representative

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PLAT ACT AFFIDAVIT

State of ~~Illinois~~ Beaver }
PA } SS.

County of Beaver

Deborah Kuss, being duly sworn on oath, states that Federal National Mortgage Association resides at 14221 Dallas Pkwy Ste 1000. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: Dallas TX 75254

- (1) Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 8. Conveyances made to correct descriptions in prior conveyances.
 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provide also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

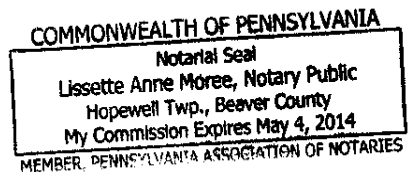
Affiant further state that She makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Deborah Kuss

SUBSCRIBED and SWORN to before me

this 27 day of Feb, 2013.

[Signature]



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Exhibit "A" **Legal Description**

All that certain condominium situate in the County of Cook, State of Illinois, being known and designated as follows:

Unit 310-408 and Parking Unit P-55 together with its undivided percentage interest in the common elements in the Forest Place Condominium, as delineated and defined in the Declaration recorded as Document Number 0021302647, as amended from time to time, in the Southeast 1/4 of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Tax ID: 15-12-429-062-1094 (Unit 310-408) & 15-12-429-062-1067 (Parking Unit P-55)

Property of Cook County Clerk's Office