

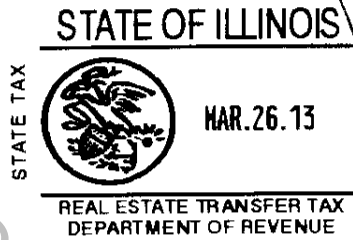
UNOFFICIAL COPY



Doc#: 1308510055 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/26/2013 03:48 PM Pg: 1 of 3

MAIL TAX
STATEMENT TO:

Crisoforo S. Arroyo
1215 N. Linden Ave.
Palatine, IL 60074



REAL ESTATE TRANSFER TAX
00093.50
FP 103037

SPECIAL WARRANTY DEED- Joint Tenants
REC Case No. C1218D1

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 Ninety Three Thousand Five Hundred & No/100 Dollars (\$93,500.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **Crisoforo S. Arroyo and Socorro Arroyo, not as tenants in common but as Joint Tenants, 1215 N. Linden Avenue, Palatine, IL 60074**, the following described premises:

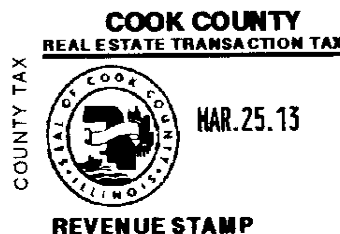
(See Legal Attached)

NOTE: For informational purposes only, this land is commonly known as:
1146 Foxglove Ln., Palatine, IL 60074

NOTE: Assessor's office shows address as 1146 Foxglove Ln., Unit 4-D
Permanent Index Number: 02-01-102-053-1381

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.



REAL ESTATE TRANSFER TAX
00046.75
FP 103042

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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 \$112,200.00 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 \$112,200.00 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: March 21, 2013

Fannie Mae A/K/A Federal National Mortgage Association

By: Heavner, Scott, Beyers & Mihlar, LLC as Attorney-in-Fact

By: Richard L. Heavner
Its: Managing Member

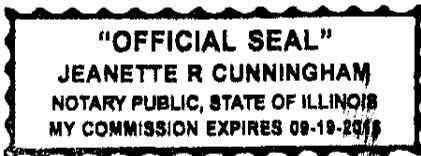
STATE OF ILLINOIS

) S.S.

COUNTY OF MACON

I, Jeanette R Cunningham, a Notary Public in and for said County, DO HEREBY CERTIFY that Richard L. Heavner 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 21st day of March, A.D., 2013.



Jeanette R Cunningham
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, Decatur, Illinois 62525 Telephone: (217) 422-1719

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Legal:

Unit 4-D as delineated on Survey of Heritage Manor Palatine Condominium of part of the Northwest 1/4 of Section 1, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois (hereinafter referred to as parcel) which Survey is attached as Exhibit 'A' to Declaration of Condominium made by Building Housing Corporation, a Corporation of Ohio, recorded in the Office of the Recorder of Deeds, of Cook County, Illinois, on December 21, 1972 as Document 22165443 as amended from time to time together with its undivided percentage interest in said parcel (EXCEPTING from said parcel all the property and space comprising all the units thereof as defined and set forth in said declaration and Survey) all in Cook County, Illinois.

Property of Cook County Clerk's Office