

# UNOFFICIAL COPY



13127041150

Doc#: 1312704115 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/07/2013 01:54 PM Pg: 1 of 3

MAIL TO:

LOZA LAW OFFICES P.C.  
2500 E. DEVON AVÈ., SUITE 200  
DES PLAINES, IL 60018  
TEL (847) 297-9977 FAX (847) 297-9978

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 22 day of March, 2013, between **Fannie Mae a/k/a Federal National Mortgage Association**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **M & A Builders & Remodeling Inc. (2300 Manor Ln., Park Ridge 60068, County of Cook and the State of Illinois)**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

AMERICAN TITLE # 244958  
484


SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.



The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 20-27-213-008-0000

PROPERTY ADDRESS(ES): 7223 South Champlain Avenue, Chicago, IL, 60619

REAL ESTATE TRANSFER	04/11/2013
 CHICAGO:	\$468.75
CTA:	\$187.50
TOTAL:	\$656.25

20-27-213-008-0000 | 20130101602871 | 5Q6VZR

REAL ESTATE TRANSFER	04/11/2013
  COOK	\$31.25
ILLINOIS:	\$62.50
TOTAL:	\$93.75

20-27-213-008-0000 | 20130101602871 | YZC2GF

Y  
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N  
3C  
NT

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$74,880.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$ 74,880.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING 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.

**Fannie Mae a/k/a Federal National Mortgage Association**

Katherine G. Fil  
By

AS ATTORNEY IN FACT

STATE OF IL )  
COUNTY OF COOK ) SS

I, Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. Fil, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 21 day of March, 2013  
Brooke A. Cowan

NOTARY PUBLIC

6/23/15

My commission expires

This Instrument was prepared by  
Carol Richie/PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300  
Chicago, IL 60602



PLEASE SEND SUBSEQUENT TAX BILLS TO:  
MMA BUILDERS & REMODELING INC.  
714 GLENWOOD LN.  
GLENVIEW, IL 60025

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## EXHIBIT A

LOT 6 IN THE SUBDIVISION OF LOTS 10, 15, 18, 23, 26, 31, 34,  
39, 42, AND 47 IN WITHERILL'S SUBDIVISION OF THE NORTH 1/2  
OF BLOCK 2 IN NORTON'S SUBDIVISION OF THE NORTHEAST 1/4 OF  
THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE  
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

Property of Cook County Clerk's Office