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Doc#: 1315404067 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/03/2013 10:22 AM Pg: 1 of 3

130346810409

MAIL TO:
J. Athanasios
6951 Jonquil Terrace
Niles, IL 60714
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 22 day of April, 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 **Athanasios Properties, LLC (6951 Jonquil Terrace, Niles 60714, 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

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): 30-19-224-007-0000

PROPERTY ADDRESS(ES): 1329 Woodview Avenue, Calumet City, IL, 60409

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

S Y
P B
S N
SC Y
INT D

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$38,400.00 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 \$38,400.00 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

Katharine G. File
By

AS ATTORNEY IN FACT

STATE OF IL)
COUNTY OF Cook) SS

I, Gail O'Hanley, the undersigned a notary public in and for said County, in the State aforesaid, do hereby certify that Katharine G. File, 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/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 22 day of April, 2013.



My commission expires

Gail O'Hanley
NOTARY PUBLIC

01/22/2017

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

REAL ESTATE TRANSFER TAX

43298
Calumet City • City of Homes \$ 128

PLEASE SEND SUBSEQUENT TAX BILLS TO:

J. Athanasios
6591 Jonquil Terrace
Niles, IL 60714

REAL ESTATE TRANSFER	05/22/2013
COOK	\$16.00
ILLINOIS:	\$32.00
TOTAL:	\$48.00

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EXHIBIT A

LOT 214 IN GOLD COAST MANOR, UNIT NO. 3, BEING A SUBDIVISION
OF PART OF THE NORTH EAST FRACTIONAL QUARTER OF SECTION 19,
TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office