

# UNOFFICIAL COPY

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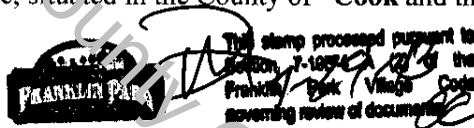
Doc#: 1321947036 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/07/2013 12:07 PM Pg: 1 of 4

40006179 1/1

MAIL TO: Invitation Homes  
9509 N. Cumberland Ave.  
#905  
Chicago, IL 60656  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 26 day of July 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 **IH2 Property Illinois L.P. a Delaware limited partnership(2400 S Cottonwood Dr, Tempe 85282, County of Maricopa, State of Arizona)**, 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): 12-21-302-065-0000

PROPERTY ADDRESS(ES): 3537 George Street, Franklin Park, IL, 60131

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$179,100.00 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 \$ 179,100.00 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. File  
By: Pierce & Associates, P.C.  
As Attorney in Fact

STATE OF IL )  
COUNTY OF Cook ) SS )

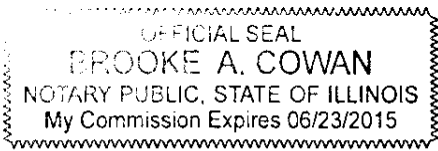
I, Brooke A. Cowan, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. File personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) 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/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 26 day of July, 2013.  
Brooke A. Cowan

NOTARY PUBLIC  
6/23/15

My commission expires

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





PLEASE SEND SUBSEQUENT TAX BILLS TO:  
Invitation Homes  
9509 N. Cumberland Ave.  
#506  
Chicago, IL 60656

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## EXHIBIT A

LOT 38 IN SOL ROSS ADDITION TO FRANKLIN PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS.

REAL ESTATE TRANSFER	08/05/2013
 	<b>COOK</b> \$74.75
	<b>ILLINOIS:</b> \$149.50
	<b>TOTAL:</b> \$224.25

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Property of Cook County Clerk's Office



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Village of Franklin Park  
9500 Belmont Ave.  
Franklin Park, IL 60131  
847-671-4800

## PROVISIONAL OCCUPANCY PERMIT ( 30 DAYS) CERTIFICATE OF NON-COMPLIANCE

13PS-185

To: IH2 PROPERTY ILLINOIS LP

Date: 07-29-2013

RE: 3537 GEORGE FNPk

This shall serve to certify the above captioned property has been inspected by personnel of the Building Department in accordance with Ordinance Number 9495VC10 of the Village of Franklin Park. Said inspection revealed that the building **does not** meet all applicable Electrical, Plumbing, Building and Fire Codes. Prior to any conveyance, and subsequent occupancy, the above property must comply with all Codes and Ordinances of the Village of Franklin Park. Upon the expiration of this Provisional Occupancy Permit, no occupancy will be allowed unless, upon further inspection, the property is found to be in compliance with all codes.

**NOTE:** By virtue of the issuance of said Provisional Occupancy Permit, the Village of Franklin Park does not warranty or guarantee the subject premises to be free of any structural, mechanical, electrical, or other code defects and the Village shall not be responsible or liable for any claims arising from such defects. This Provisional Occupancy Permit does not guarantee that this property will always remain in compliance. The property remains subject to compliance with any future Ordinances adopted by the Village of Franklin Park. Any future transfer is subject to compliance with Ordinance number 9495VC10 and its future amendments and any other future Ordinances of the Village of Franklin Park.

This "Provisional Occupancy Permit and Certificate of Non-Compliance" issued this Monday, July 29, 2013 and is good for 30 days. **Single Unit. Number Units: 1. Allowable Occupants per Dwelling is 6. Basement Use is N/A.**

Sincerely,

Carmen Cupello  
Building Director

Received by:   
Deed stamped: Monday, July 29, 2013