

# UNOFFICIAL COPY

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GIT (8-7)



MAIL TO:

*Javier Arnaldo*  
*Javier Arnaldo*  
*Apes 60534*

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

Doc#: 1322157037 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/09/2013 07:50 AM Pg: 1 of 3

THIS INDENTURE, made this 1 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 **Javier Arnaldo (8722 Plainfield Rd., Lyons 60534, 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): 16-29-131-039-0000

PROPERTY ADDRESS(ES): 2524 South Austin Boulevard, Cicero, IL, 60804

*[Signature]*  
2524 Austin  
Real Estate Transfer Tax  
\$500  
*[Signature]*  
2524 Austin  
Real Estate Transfer Tax  
\$200

*[Signature]*  
2524 Austin  
Real Estate Transfer Tax  
\$25  
*[Signature]*  
2524 Austin  
Real Estate Transfer Tax  
\$25

7

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$90,000.00 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 \$90,000.00 FOR A PERIOD OF 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**

*William H. File*  
By: Pierce & Associates, P.C.  
As Attorney in Fact

STATE OF IL )  
 ) SS  
COUNTY OF COOK )

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 1 day of July, 2013.

*Brooke A Cowan*

NOTARY PUBLIC

My commission expires



6/23/15

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:

*James G. ...*  
8522 Blairfield Rd  
Jaysville 60534

REAL ESTATE TRANSFER		08/05/2013
	COOK	\$37.50
	ILLINOIS:	\$75.00
	TOTAL:	\$112.50

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## EXHIBIT A

LOT 30 IN T. P. PHILLIP'S BOULEVARD SUBDIVISION OF BLOCK 32 OF  
SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP  
39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office