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1324226030

Doc#: 1324226030 Fee: \$42.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 08/30/2013 10:04 AM Pg: 1 of 3

130366812226
MAIL TO: AAA REAL ESTATE
6633 N LINCOLN
LINCOLNWOOD ZC 60712

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 12 day of August, 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 **AAA Real Estate Management LLC (6633 N Lincoln Ave, Lincolnwood 60712,)**, 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): **21-31-310-010-0000**

PROPERTY ADDRESS(ES): **8433 South Essex Avenue, Chicago, IL, 60617**

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

S Y
P 3
S N
SC Y
INT 10

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$19,200.00 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 \$19,200.00 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. Fife
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. Fife, 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 12 day of August, 2013.

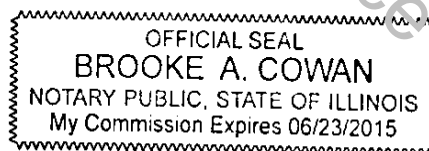
Brooke A. Cowan

NOTARY PUBLIC

My commission expires



6/23/15

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




PLEASE SEND SUBSEQUENT TAX BILLS TO:

AAA REAL ESTATE
6633 N. LINCOLN
LINCOLNWOOD IL 60712

REAL ESTATE TRANSFER		08/14/2013
	COOK	\$8.00
	ILLINOIS:	\$16.00
	TOTAL:	\$24.00

21-31-310-010-0000 | 20130801602841 | UQCXEJ

REAL ESTATE TRANSFER		08/14/2013
	CHICAGO:	\$120.00
	CTA:	\$48.00
	TOTAL:	\$168.00

21-31-310-010-0000 | 20130801602841 | TKVB5Q

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EXHIBIT A

LOT 35 AND THE SOUTH 12.5 FEET OF LOT 36 IN BLOCK 43 IN
HILL'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE
SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____