

2-4-2011  
FIRST AMERICAN TITLE



Doc#: 1329645004 Fee: \$42.00  
RHSP Fee: \$9.00 RPHF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/23/2013 08:20 AM Pg: 1 of 3

SPECIAL  
WARRANTY DEED

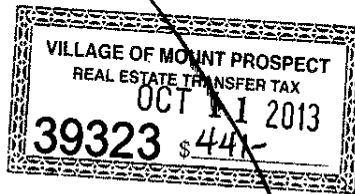
THIS INDENTURE, made this 1 day of October 2013, between **Federal National Mortgage Association, GRANTOR** a Corporation created and existing under and by virtue of the laws of the State of TX and **Stone Capital Investments, LLC, GRANTEE**, and duly authorized to transact business in the State of Illinois, WITNESSETH, that the Grantor for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, 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 legally described on **Exhibit A attached hereto**.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the grantor, for himself, and his successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that he has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, he WILL WARRANT AND DEFEND, subject to those exceptions listed on **Exhibit A attached hereto**.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN **\$176,400.00** 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 **\$176,400.00** 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.

*See Exhibit "A" attached hereto and made a part hereof*



Affidavit of Title Covenant and Warranty - Individual

REAL ESTATE TRANSFER	10/18/2013
COOK	\$73.50
ILLINOIS:	\$147.00
<b>TOTAL:</b>	<b>\$220.50</b>



FASTDocs 11/2002

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, by its authorized signing officer, and attested by its authorized signing officer.

Dated this 1 day of October, 20 13.

IMPRESS  
CORPORATE SEAL  
HERE

Federal National Mortgage Association  
By First American National Default Title Services, Attorney in Fact  
Signed By:

[Signature]  
Signature of Corporate Officer  
Name of Officer Jamey Davis  
Its Authorized Signer

Authorized Signer of First American Title  
Insurance Company as Attorney in fact  
And/or agent

Attest:  
Print Name: Sandra Taylor

STATE OF TX, COUNTY OF Dallas ss.

Jamey Davis

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sandra Taylor and Sandra Taylor, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1 day of October, 20 13.



[Signature]  
(Notary Public)

Prepared by:  
Bruce K. Shapiro, Esq.  
555 Skokie Blvd.,  
Suite 500  
Northbrook, IL 60062

Mail To:  
Stone Capital Investments, LLC  
8010 West Lumbee Street  
Phoenix, AZ 85043

Name and Address of Taxpayer:  
Stone Capital Investments, LLC  
8010 West Lumbee Street  
Phoenix, AZ 85043

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## Exhibit "A" – Legal Description

LOT 479 IN BRICKMAN MANOR SECOND ADDITION UNIT NUMBER 2 BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

IN Cook COUNTY, ILLINOIS

Subject to: General real estate tax not due and payable at closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number (s): 03-25-101-063

Address of Real Estate: 1768 East Euclid Avenue, Mount Prospect, IL 60056

Property of Cook County Clerk's Office