

UNOFFICIAL COPY



Doc#: 1330135122 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/28/2013 01:07 PM Pg: 1 of 3

MAIL TO:
FREDDY SANCHEZ
1319 S Clarence Ave
Berwyn IL 60402
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 16 day of September 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 **Freddy Sanchez (1319 S Clarence Ave., Berwyn 60402, 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): 15-10-304-007-0000

A. GF, INC.

PROPERTY ADDRESS(ES): 225 South 21st Avenue, Maywood, IL, 60153

REAL ESTATE TRANSFER	10/10/2013
 	COOK \$7.50
	ILLINOIS: \$15.00
	TOTAL: \$22.50
15-10-304-007-0000 20130901602499 XVYLWD	

S Y
P 3
S N
SC V
INT AB

VILLAGE OF MAYWOOD
\$ 60.00
Sandra Wilson 10/8/13
Local Estate Transfer Tax Paid

3/3
130306812364

UNOFFICIAL COPY

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$18,000.00 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 \$18,000.00 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
Katherine G. File

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 16 day of September, 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:
Fredy Sanchez
1319 S. Clarence Ave
Berwyn IL 60402

UNOFFICIAL COPY

EXHIBIT A

LOT 36 AND THE SOUTH HALF OF LOT 37 IN BLOCK "C" IN
SUBDIVISION OF LOTS 25 AND 26 IN BLOCK 22 IN PROVISO LAND
ASSOCIATION ADDITION TO MAYWOOD IN SECTION 10, TOWNSHIP 39
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

COOK COUNTY
RECORDED OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office