

# UNOFFICIAL COPY



Doc#: 1403144018 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/31/2014 04:32 PM Pg: 1 of 3

Commitment Number: 3226333  
Seller's Loan Number: 1699844536

This instrument prepared by Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:  
ServiceLink, 23226333  
FNF's National Lender Platform  
1200 Cherrington Parkway  
Moon Township, PA 15108

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No 18410  
ADDRESS 15630 Ellis  
ISSUE 1-28-14 EXPIRED 2-28-14  
AMT 20.00  
TYPE WTS  
VILLAGE COMPTROLLER

Mail Tax Statements To: RESIDENTIAL GROUP II LLC: 4908 Middaugh Avenue  
Downers Grove, IL 60515

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
29-14-147-023-0000

## SPECIAL WARRANTY DEED

**Federal National Mortgage Association**, whose mailing address is 14221 Dallas Parkway Suite 1000 Dallas, TX 75254, hereinafter grantor, for \$54,600.00 (Fifty Four Thousand Six Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **RESIDENTIAL GROUP II LLC**, hereinafter grantee, whose tax mailing address is 4908 Middaugh Avenue Downers Grove, IL 60515, the following real property:

**SITUATED** in the County of Cook, State of Illinois described as: Lot 9 in First Addition to Ivy Gardens Subdivision, a subdivision of Lots 73 and 74 in Ivy Gardens Subdivision, a subdivision of the Northwest Quarter of Section 14, Township 36 North, Range 14; also part of Lot 5 in the partition of the East Half of the Southwest Quarter of Section 11 (except the railroad) and that part of the West Half of Section 14, Township 36 North, Range 14, East of the Principal Meridian, lying North of the Calumet River, in Cook County, Illinois.

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**Property Address is: 15630 Ellis Ave Dolton, IL 60419**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

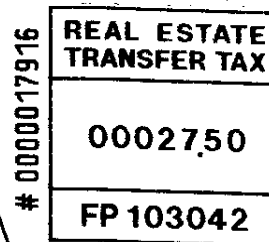
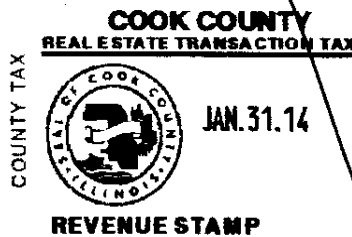
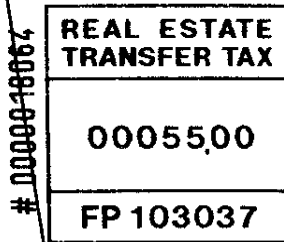
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **Recorded: 04/10/2013 in Doc. No. 1310031113**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$65,520.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THE DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$65,520.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF RECORDING OF THE 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.



# UNOFFICIAL COPY

Executed by the undersigned on 1-14, 2014:

**Federal National Mortgage Association**

By: **ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact**

By: \_\_\_\_\_

Name: Cheri Springer

Title: AVP

A Power of Attorney relating to the above described property was recorded on 10/24/2011 at Document Number: 1129747007.

STATE OF PA  
COUNTY OF ALLEGHENY

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 14 day of January, 2014, by Cheri Springer of **ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for Federal National Mortgage Association**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown \_\_\_\_\_ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Mary M. Goddard, Notary Public  
Hopewell Twp., Beaver County  
My Commission Expires Sept. 4, 2017  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Mary M. Goddard  
NOTARY PUBLIC  
My Commission Expires 9-4-17  
Mary m Goddard

MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative