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1st AMERICAN TITLE order # 2465737

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION

2/2



Doc#: 1403119012 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/31/2014 09:22 AM Pg: 1 of 4

Preparer File: REO IL 13 2545
FATIC No.:

THE GRANTOR, Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Casey Zagraniczny & Jason Zagraniczny * of 3 Clearview Ct., Lemont, IL, 60439 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

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

SUBJECT TO:

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor. **GRANTEE HERIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$35,998.80 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$35,998.80 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF 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.

*** AS JOINT TENANTS**

Permanent Real Estate Index Number(s): 28-24-103-039-0000

Address(es) of Real Estate: 3114 Sussex Ave
Markham, IL 60428

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Attorney In Fact for Fannie Mae, and attested by its this:

14th day of January, 20 14

Federal National Mortgage Association

By: [Signature]
James A. Remmes, Attorney In Fact for Fannie Mae

REAL ESTATE TRANSFER		01/28/2014
	COOK	\$0.00
	ILLINOIS:	\$0.00
TOTAL:		\$0.00

28-24-103-039-0000 | 20140101602323 | HSHSSX



First American
Title Insurance Company

Special Warranty Deed - Corporation

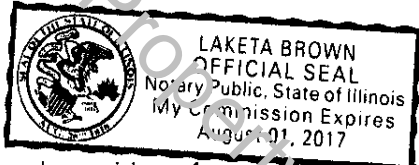
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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that James A. Remmes, personally known to me to be the Attorney In Fact of the Federal National Mortgage Association and, personally known to me to be the Attorney In Fact for Fannie Mae of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such that James A. Remmes and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 14th day of January, 2014.



Laketa Brown
Notary Public

Exempt under provisions of paragraph B Section 32-45, real estate transfer tax law.

Dated: JAN 14 - 2014

[Signature]
Signature of Buyer, Seller, or Representative

Prepared by:
Johnson, Blumberg, & Associates, LLC
230 W. Monroe Street, Suite 1125
Chicago, Illinois 60606

Mail to:
Casey Zagraniczny & Jason Zagraniczny
3 Clearview Ct.
Lemont, IL. 60439

Name and Address of Taxpayer:
Casey Zagraniczny & Jason Zagraniczny
3 Clearview Ct.
Lemont, IL 60439



CITY OF MARKHAM
Water Stamp

Date 1/23/14

\$ 50.00 **3160**



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Exhibit "A" – Legal Description

LOT 58 IN BLOCK 3 IN CANTERBURY GARDENS UNIT NUMBER 1, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



*First American
Title Insurance Company*

Special Warranty Deed - Corporation

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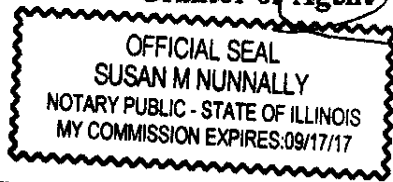
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated JAN 14, 2014

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 28th day of JAN, 2014
Notary Public Susan M. Nunnally



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date JAN 14, 2014

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 28th day of JAN, 2014
Notary Public Susan M. Nunnally



Note: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)