

# UNOFFICIAL COPY



SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
CORPORATION

Doc#: 1403642075 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/05/2014 11:15 AM Pg: 1 of 4

FIRST AMERICAN TITLE

2498941

Preparer File: REO IL 13 2904  
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 Guild Properties LLC, of 1098 S. Milwaukee Ave Unit 108, Wheeling, IL, 60090 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 \$58,200.00 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 \$58,200.00 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.**

Permanent Real Estate Index Number(s): 03-17-201-025-1186 Vol. 0232

Address(es) of Real Estate: 2642 North Windsor Drive, Unit 186  
Arlington Heights, Illinois 60004

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:

9<sup>th</sup> day of January, 20 14

Federal National Mortgage Association

By:   
Kenneth J. Johnson, Attorney In Fact for Fannie Mae

3 Y  
2 JTG  
3 W  
3 C V  
NTN

REAL ESTATE TRANSFER		01/17/2014
	COOK	\$0.00
	ILLINOIS:	\$0.00
	<b>TOTAL:</b>	<b>\$0.00</b>

03-17-201-025-1186 | 20140101601499 | EGW0YW



First American  
Title Insurance Company

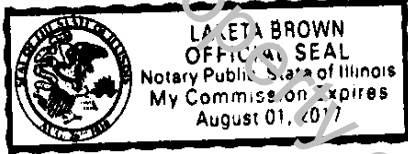
Special Warranty Deed - Corporation

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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 Kenneth J. Johnson, 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 Kenneth J. Johnson 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 9th day of January, 2014.



Laketa Brown  
Notary Public

Exempt under provisions of paragraph 3 Section 32-45, real estate transfer tax law.

Dated: JAN 9th 2014

Signature of Buyer, Seller, or Representative

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

Mail to:  
Guild Properties LLC  
1098 S. Milwaukee Ave Unit 108  
Wheeling, IL. 60090

Name and Address of Taxpayer:  
Guild Properties LLC  
1098 S. Milwaukee Ave Unit 108  
Wheeling, IL. 60090

Cook County Clerk's Office



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## Exhibit "A" - Legal Description

### PARCEL 1:

UNIT 186 IN WINDSOR WOODS APARTMENT HOMES CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 'A' IN MERRIE GREEN SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 13, 1967 AS DOCUMENT LR2347244, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 45300 REGISTERED IN THE OFFICE OF THE REGISTRAR OF TORRENS TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT LR3108712 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS TO SAID UNITS AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF: PARKING SPACE 179, A LIMITED COMMON ELEMENTS TO UNIT 186; AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID FILED AS DOCUMENT LR3108712, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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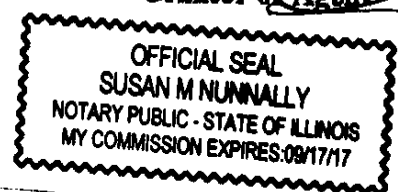
## STATEMENT BY GRANTOR AND GRANTEE

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 January 9th, 2014

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 17th 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 of 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 January 9th, 2014

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 17th 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.)