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Doc#: 1403619008 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/05/2014 09:03 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

2485503
(101)

THIS INDENTURE, made this 27 day of January 2014, between **Federal National Mortgage Association, GRANTOR** a Corporation created and existing under and by virtue of the laws of the State of TX and **AXAR Corporation, 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 ~~\$32,400.00~~ 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 ~~\$32,400.00~~ 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

EXEMPTION APPROVED

CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK

REAL ESTATE TRANSFER 02/03/2014



COOK	\$13.50
ILLINOIS:	\$27.00
TOTAL:	\$40.50

16-05-106-034-1004 | 20131101604780 | G4KMKC

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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 27 day of January, 20 14.

**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, **Jamey Davis**
Name of Office:
Its Authorized Signer

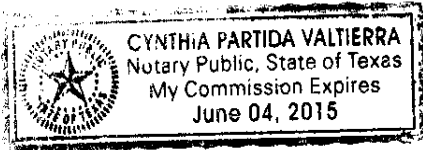
Authorized Signer of First American Title Insurance Company as Attorney in fact And/or agent

Attest: [Signature]
Print Name: Amanda Roberts

STATE OF Tx, COUNTY OF Dallas ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jamey Davis and Amanda Roberts, 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 27 day of January, 20 14.



[Signature] (Notary Public)

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

Mail To:
AXAR Corporation
404 South Warwick Avenue
Westmont, IL 60559

Name and Address of Taxpayer:
AXAR Corporation
404 South Warwick Avenue
Westmont, IL 60559

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Exhibit "A" – Legal Description

Unit 2-S together with its undivided percentage interest in the common elements in Spangler Condominium as delineated and defined in the Declaration recorded as document number 25136095, in the East 1/2 of the Northwest 1/4 of Section 5, Township 39 North, Range 13, 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): 16-05-106-034-1004

Address of Real Estate: 2 Lemoyne Parkway, Unit 2S, Oak Park, IL 60302

EXEMPTION APPROVED



CRAIG M. LESNER, CLERK
VILLAGE OF OAK PARK

Property of Cook County Clerk's Office