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Doc#: 1403744035 Fee: \$44.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/06/2014 12:26 PM Pg: 1 of 4

MAIL TAX
STATEMENT TO:

Hewitt Investments, LLC
2102 N Leavitt St Apt 2
Chicago IL 60647

SPECIAL WARRANTY DEED- Joint Tenants
REO Case No: C130R2H

The Grantor, **Fannie Mae A/K/A Federal National Mortgage Association** organized and existing under the laws of the United States of America, for and in consideration of **Two Hundred Forty-six Thousand One Hundred Fifty and 00/100 Dollars** (\$246,150.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **Mason Hewitt, a married person, and Brian Hewitt, a married person, as tenants in common, 2102 North Leavitt, Chicago, IL 60647**, the following described premises:

The North 27 feet of the South 216 feet of the North 324 feet of the East 177 feet of Block 10 in E. Simon's Subdivision of the Southeast 1/4 of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

NOTE: For informational purposes only, this land is commonly known as:
1846 N. Spaulding Ave., Chicago, IL 60647

Permanent Index Number: 13-35-409-023-0000

The warranties given herein are limited to the acts of the Grantor. Subject to easements, reservations and restrictions, if any, of record. Subject to all general unpaid real estate taxes.

Grantee accepts conveyance of the premises in "as is" condition and acknowledges that Grantor has made no representation, warranties or guarantees as to the condition of said premises.

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Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$295,380.00 for a period of 3 months 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 \$295,380.00 for a period of 3 months 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.

Dated: January 24, 2014

Fannie Mae A/K/A Federal National Mortgage Association

By: Heavner, Scott, Beyers & Mihlar, LLC as Attorney-in-Fact

By: [Signature]
Its: Managing Member

City of Chicago
Dept. of Finance
660326



Real Estate
Transfer
Stamp

\$1,848.75

STATE OF ILLINOIS

1/31/2014 13:04

COUNTY OF Macou) SS.

dr00198

Batch 7,615,745

I, Donna J Knop, a Notary Public in and for said County, DO HEREBY CERTIFY that Richard L. Heavner as Managing Member of Heavner, Scott, Beyers & Mihlar, LLC, as Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Managing Member, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said Corporation, being thereunto authorized, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 24th day of January, A.D., 2014.



[Signature]
Notary Public

DOCUMENTARY STAMP	
"exempt under provisions of Paragraph "b", Section 31-45, Property Tax Code (35 ILCS 200/37-45)"	
<u>1-24-14</u>	<u>[Signature]</u>
Date	Buyer, Seller or Representative

RETURN TO:
CENTRAL ILLINOIS TITLE COMPANY
145 S. WATER STREET
DECATUR, IL 62523

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Richard L. Heavner of Heavner, Scott, Beyers & Mihlar, LLC, Attorneys
145 South Water Street, Decatur, IL 62523 Phone: (217) 422-1719

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LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, constitutes and appoints Heavner, Scott, Beyers & Mihlar, LLC, organized under the laws of the state of Illinois, with an office for the conduct of business at 111 East Main Street, Decatur, Illinois 62523, as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to do all things, execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties owned by Fannie Mae in the state of Illinois. Such powers shall include, but are not limited to, the following:

1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements; and
7. Execution of any other approved document as directed by Fannie Mae.

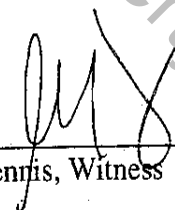
Exhibit
"A"

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The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

1. September 30, 2016; or
2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.

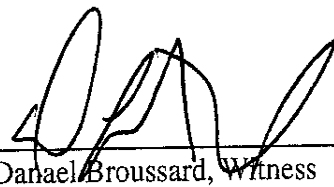
EXECUTED this 13th day of November, 2013.




 Gina Dennis, Witness

**FEDERAL NATIONAL MORTGAGE
 ASSOCIATION A/K/A FANNIE MAE**


 Elonda Crockett, Vice President



 Danael Broussard, Witness

ATTEST: [SEAL]


 Cindy Dolezal, Assistant Secretary

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF DALLAS

On this 13th day of November, 2013 before me appeared Elonda Crockett and Cindy Dolezal, to me personally known, whose names are subscribed to the foregoing instrument and who, being by me duly sworn, did say that they are, respectively, the Vice President and Assistant Secretary of Federal National Mortgage Association, a/k/a Fannie Mae, a corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.

[SEAL]





 Notary Public