

# UNOFFICIAL COPY

FIRST AMERICAN TITLE

R446637

SPECIAL WARRANTY DEED  
REOCASE No: C121PJY



Doc#: 1405818026 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/27/2014 09:26 AM Pg: 1 of 5

This Deed is from **Fannie Mae a/k/a Federal National Mortgage Association** a Corporation organized and existing under the laws of the United States, P.O. Box 650043, Dallas, TX 75265-0043, ("Grantor"), **Mark Kwon and Nancy Kwon, husband and wife ("Grantee")**. *AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON*  
For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows (the "Premises"):

**5325 N Manila Ave, Chicago, IL 60630**  
PIN# ~~05-22-422-149-13-08-223-003-0000~~  
Subject to: Taxes for year 2013 and subsequent years

**See Legal Description attached hereto and made a part hereof**

And Grantor, for itself and its successors does covenant, promise and agree to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, **Grantor is exempt from any and all transfer taxes.**  
See, 12 U.S.C. 1723a (c) (2).

\* 5637 N. PARKSIDE AVE  
CHICAGO, IL 60646

REAL ESTATE TRANSFER		02/25/2014
	CHICAGO:	\$0.00
	CTA:	\$0.00
	<b>TOTAL:</b>	<b>\$0.00</b>

13-08-223-003-0000 | 20140201603404 | R6XDZN

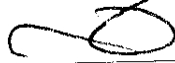
REAL ESTATE TRANSFER		02/25/2014
	COOK	\$0.00
	ILLINOIS:	\$0.00
	<b>TOTAL:</b>	<b>\$0.00</b>

13-08-223-003-0000 | 20140201603404 | 93BK6R

# UNOFFICIAL COPY

February 20, 2014

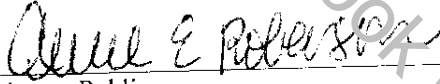
Fannie Mae a/k/a Federal National Mortgage Association



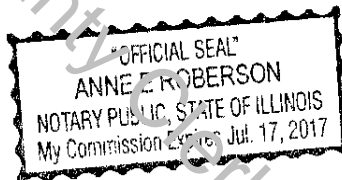
By **Jim DeMars**, Fisher and Shapiro, LLC  
Its Attorney in Fact

STATE OF Illinois                    )  
  ) SS  
COUNTY OF Cook                    )

I, **Anne E Roberson**, a Notary Public in and for the County in the State aforesaid, do hereby certify that **Jim DeMars**, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this February 20, 2014

  
\_\_\_\_\_  
Notary Public

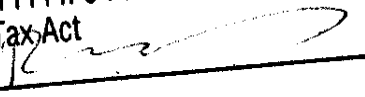
Mail Recorded Deed and  
Future Tax Bills to:  
Mark Kwon and Nancy Kwon  
5637 N. Parkside Ave  
Chicago, IL 60646



This document was prepared by:  
Fisher and Shapiro, LLC  
200 N. LaSalle Street, Suite 2840  
Chicago, IL 60601

MAIL RECORDED DEED TO:  
NORMAN P. GOLDMEIER  
5225 OLD ORCHARD RD  
SUITE 50  
SKOKIE, IL 60077

Exempt under provisions of  
Section 4, Paragraph   B  ,  
of the Illinois Real Estate  
Transfer Tax Act



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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: LOT FORTY-TWO (42) IN SMITH AND WICKERSHAM'S GLADSTONE PARK VILLA, A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION EIGHT (8), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 13-08-223-003-0000 Vol 326 and ~~13-08-223-003-0000 Vol 326~~

Property Address: 5325 N Manila Ave, Chicago, Illinois 60630

Property of Cook County Clerk's Office

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## DEED RESTRICTIONS

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$288,000.00 FOR A PERIOD OF THREE 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 \$288,000.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE 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.

Public of Cook County Clerk's Office

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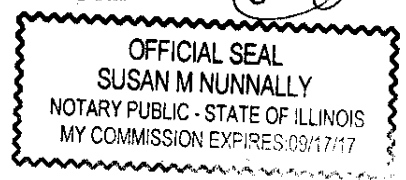
## STATEMENT BY GRANTOR AND GRANTEE

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 February 24, 2014

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said agent  
This 24 day of February, 2014.  
Notary Public Susan M. Nunnally

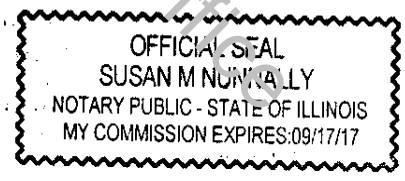


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 24, 2014

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said agent  
This 24 day of February, 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.)