

# UNOFFICIAL COPY



Doc#: 1406933028 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/10/2014 09:14 AM Pg: 1 of 4

130366813038

MAIL TO:

Stephen W. Taylor  
15252 S. Harlem Ave  
Orland Park, IL 60462  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 21 day of January, 2014., between **Fannie Mae a/k/a Federal National Mortgage Association**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Rebuilding America November 13 LLC (980 Scott Dr, Marco Island 34145, County of Collier, State of Florida)**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, 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 described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 20-03-427-027-0000

PROPERTY ADDRESS(ES): 4632 South Evans Avenue, Chicago, IL, 60653

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

Handwritten initials and numbers: V, 19, N, SC, NT, 10, 297

REAL ESTATE TRANSFER		02/04/2014
	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00

REAL ESTATE TRANSFER		02/04/2014
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$192,000.00 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 \$ 192,000.00 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.

**Fannie Mae a/k/a Federal National Mortgage Association**

Katherine G. File  
By: Pierce & Associates, P.C.  
As Attorney in Fact  
Katherine G. File

STATE OF IL )  
COUNTY OF COOK ) SS

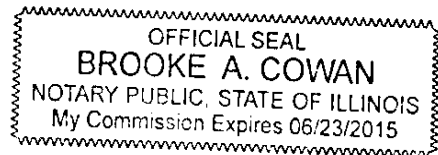
I, Brooke A. Cowan the undersigned a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. File, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 21 day of January, 2014.  
Brooke A. Cowan

NOTARY PUBLIC  
06/23/15

My commission expires

This Instrument was prepared by  
Amanda Griffin/PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300, Chicago, IL 60602



PLEASE SEND SUBSEQUENT TAX BILLS TO:  
Rebuilding America Nov 13 LLC  
980 SOUTH DR.  
Marco Island, FL 34145

EXEMPT under provisions of paragraph B  
section 4, Real Estate Transfer Act  
2-12-14 Date  
[Signature] Sign

EXEMPT under provisions of paragraph B  
section 4, Real Estate Transfer Act  
[Signature] Sign  
2-12-14 Date

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## EXHIBIT A

LOT 14 IN BLOCK 2 IN THE CIRCUIT COURT PARTITION OF THE EAST  
15 08 CHAINS OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

4632 SOUTH EVANS AVENUE, CHICAGO, IL 60653

20-02-427-027-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## ATTORNEYS' TITLE GUARANTY FUND, INC.

### STATEMENT BY GRANTOR AND GRANTEE

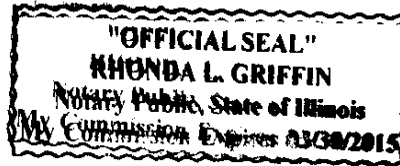
The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold 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 and hold title to real estate under the laws of the State of Illinois.

Dated 2-12-14

[Signature]  
Signature of Grantor or Agent

Subscribed and sworn to before me this

12 day of February, 2014  
Day Month Year



[Signature]  
Notary Public

The grantee or the grantee's 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 and hold title to real estate under the laws of the State of Illinois.

Dated 2-12-14

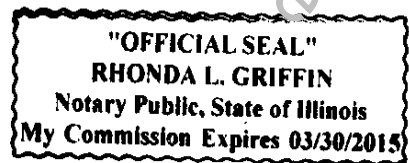
[Signature]  
Signature of Grantee or Agent

NOTE: Any person who knowingly submits a false statement concerning the identity of a 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.)

Subscribed and sworn to before me this

12 day of February, 2014  
Day Month Year



[Signature]  
Notary Public