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1407147053

3-10
2014

Doc#: 1407147053 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/12/2014 11:32 AM Pg: 1 of 3

MAIL TO:

Ying Xu
1915 SEQUOIA DR
HANOVER PARK, IL 60133
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

46007476 (6/11)
THIS INDENTURE, made this 24 day of February, 2014., between **Fannie Mae a/k/a Federal National Mortgage Association, (P.O. Box 650043, Dallas, TX 75265-0043)**, 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 **Ying Xu and Hongjian Zhang** * (1915 Sequoia Dr, Hanover Park 60133), 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:

* husband and wife as joint tenants with right of survivorship in as tenants in common

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): 16-25-119-030-0000

PROPERTY ADDRESS(ES): 2908 West 25th Street, Chicago, IL, 60623

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$66,000.00 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 \$ 66,000.00 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)

Brooke A. Cowan

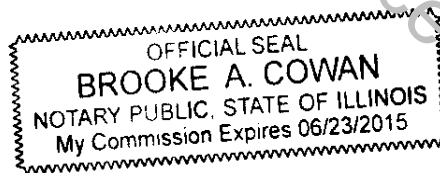
I, _____ the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that **Katherine G. File**, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose 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 24 day of February, 2014.
Brooke A. Cowan

NOTARY PUBLIC

My commission expires 6/23/15

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:


YING XU & Hongjian Zhang
1915 SEQUOIA DR
HANOVER PARK IL 60133



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EXHIBIT "A"

LOT 31 IN BLOCK 2 IN CASS' SUBDIVISION OF THE EAST 30 ACRES OF THE SOUTH 64 ACRES OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 2908 West 25th Street, Chicago, IL 60623
Tax Number: 16-25-119-030

REAL ESTATE TRANSFER		03/07/2014
	CHICAGO:	\$412.50
	CTA:	\$165.00
	TOTAL:	\$577.50
16-25-119-030-0000 20140201603352 B6JH6S		

REAL ESTATE TRANSFER		03/07/2014
	COOK	\$27.50
	ILLINOIS:	\$55.00
	TOTAL:	\$82.50
16-25-119-030-0000 20140201603352 8Q0R2		

Property of Cook County Clerk's Office