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Doc#: 1407816039 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/19/2014 01:31 PM Pg: 1 of 4

MAILED TO:
Witold Drozd
6674 W Albion
Niles IL 60714
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 13 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 **Witold Drozd (6674 W Albion Ave, Niles 60717, County of Cook, State of Illinois)**, 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): 09-16-100-044-0000

PROPERTY ADDRESS(ES): 1578 Woodland Avenue Unit E, Des Plaines, IL, 60016

Attorneys Title Guaranty Co., Inc.
100 W. Madison St., STE 2400
Chicago, IL 60606-4650
Cook County Department

Exempt deed or instrument
eligible for recordation
without payment of tax.

L. Gonzalez 2-12-14
City of Des Plaines

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$78,600.00 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 \$ 78,600.00 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.

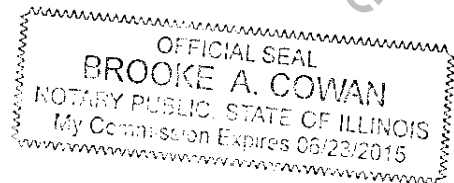
Signed or attested before me on 13 day of January, 2014.
Brooke A. Cowan

NOTARY PUBLIC

My commission expires

01/23/15



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:

Wild Daze
1578 Woodland Ave # E
Des Plaines IL 60016

B. 4
Value Vary 3/17/14

| | |
|--|------------|
| REAL ESTATE TRANSFER | 02/12/2014 |
|  COOK | \$0.00 |
|  ILLINOIS: | \$0.00 |
| TOTAL: | \$0.00 |

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:
Property ID: 09-16-100-044-0000

Exhibit A

Property Address:
1578 Woodland Avenue Unit E
Des Plaines, IL 60016

Legal Description:

Parcel 1: The North 18.0 feet of the South 152.42 feet (except the West 70.21 feet thereof) of Lot 5, also the East 9.68 feet of the West 111.34 feet (both measured on the North line) of Lot 5 (except the South 230.83 feet thereof) all in Block 17 (Slocum Block) in Park Addition to Des Plaines, being a Subdivision of part of the North 1/2 of Sections 16 and 17, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easements for ingress and egress as set forth in the Declaration of Easements and Exhibit 'I' thereto attached made by LaSalle National Bank, a National Banking Association, as Trustee under Trust Agreement dated January 31, 1957 and known as Trust Number 13984 dated June 25, 1959 and recorded August 20, 1959 as Document Number 17635762, and as created by the Deed from LaSalle National Bank, a National Banking Association, as Trustee under Trust Agreement dated January 31, 1957 and known as Trust Number 189484, to First Federal Homes, Inc., dated March 30, 1959 and recorded October 27, 1959 as Document Number 17696033, in Cook County, Illinois.

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/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in the 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 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: 2-12, 2014 *[Signature]*
Signature

Subscribed to and sworn before me this 12 day of February 2014.

[Signature]
Notary Public



The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the 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 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: 2-12, 2014 *[Signature]*
Signature

Subscribed to and sworn before me this 12 day of February 2014.

[Signature]
Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY OF A GRANTOR OR GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS ACTION 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)