

# UNOFFICIAL COPY



Doc#: 1408041055 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/21/2014 12:01 PM Pg: 1 of 3

130366813448

MAIL TO:  
James Pittacora  
223 W. Jackson, #620  
Chicago, IL 60606  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

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 **Kingsguard Properties, LLC (910 W Van Buren St #180, Chicago 60607)**, 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): **25-08-211-041-0000** Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400

PROPERTY ADDRESS(ES): **9628 South Morgan, Chicago, IL, 60643** Chicago, IL 60606-4650  
Attn: Search Department

REAL ESTATE TRANSFER		02/28/2014	
	COOK	\$22.50	
	ILLINOIS:	\$45.00	
	TOTAL:	\$67.50	

25-08-211-041-0000 | 20140201603403 | Y10HNJ

REAL ESTATE TRANSFER		02/28/2014	
	CHICAGO:	\$337.50	
	CTA:	\$135.00	
	TOTAL:	\$472.50	

25-08-211-041-0000 | 20140201603403 | 41L9QS

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INT AB

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$53,880.00 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 \$ 53,880.00 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

WRS/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:

Kingsguard Properties, LLC  
910 W. Van Buren #180  
Chicago, IL 60607

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## EXHIBIT A

LOT 5 OF ELLA M. OTTAWAY RESUBDIVISION OF LOTS 4, 5, AND 6  
IN BLOCK 29 IN HALSTED STREET ADDITION TO WASHINGTON  
HEIGHTS, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION  
5 AND IN THE NORTHEAST 1/4 OF SECTION 8, LYING EAST OF THE  
CHICAGO ROCK ISLAND AND PACIFIC RAILROAD, ALL IN TOWNSHIP 37  
NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office