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Doc#: 1409919081 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/09/2014 11:21 AM Pg: 1 of 3

MAIL TO:
CHARLES NELSON
1550 BLUE ISLAND AVE.
CHICAGO, IL 60608
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 28 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 **James A Huber and Charles Nelson (1550 Blue Island Ave, Chicago, IL 60608)**, 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: * AS JOINT TENANTS

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): 11-31-226-035-1009

PROPERTY ADDRESS(ES): 6816 North Ashland Boulevard Unit 1C, Chicago, IL, 60626

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SCY
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Attorneys' Title Guaranty Fund, Inc.
13. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Title Search Department

130366813049

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$105,600.00 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 \$ 105,600.00 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)
) SS
COUNTY OF Cook)

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.

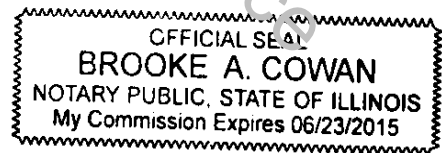
Signed or attested before me on 28 day of February, 2014.

Brooke A. Cowan

NOTARY PUBLIC

6/23/15

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:

Charles Nelson
1550 Blue Island Ave
Chicago, IL 60608

REAL ESTATE TRANSFER	03/28/2014		
	COOK	\$44.00	
	ILLINOIS:	\$88.00	
	TOTAL:	\$132.00	



REAL ESTATE TRANSFER	03/28/2014	
	CHICAGO:	\$660.00
	CTA:	\$264.00
	TOTAL:	\$924.00



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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 11-31-226-035-1009

Property Address:

6816 N. Ashland Blvd., Unit 1-C
Chicago, IL 60626

Legal Description:

Unit No. 1-C in the Kelsey Court Condominium II, as delineated on a Survey of the following described tract of land: Lot 4 in Block 43 in Rogers Park, being a Subdivision of Section 30 lying South of the Indian Boundary line, the Northeast 1/4 and part of the Northwest 1/4 of Section 31 and also the West 1/2 of the Northwest 1/4 of Section 32, all in Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as an exhibit to the Declaration of Condominium recorded February 8, 2006 as Document No. 0603934071; together with its undivided percentage interest in the common elements. Situated in Cook County and the State of Illinois.

Property of Cook County Clerk's Office