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Doc#: 1410841062 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/18/2014 12:25 PM Pg: 1 of 3

130366812655

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MAIL TO:

Shane E. Mowery
3653 W. Irving Park Rd.
Chicago, IL 60618

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 24 day of MARCH, 2014., between **Fannie Mae aka 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 **5454 Warwick LLC (4052 N Hamlin, Chicago, IL 60618)**, 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): **13-21-117-021-0000**

PROPERTY ADDRESS(ES): **5454 West Warwick Avenue, Chicago, IL, 60641**

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-1650
Title Search Department

Handwritten notations: 13, N, 5454, and a large 'A' with a checkmark.

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$128,400.00 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 \$ 128,400.00 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 March 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:

5154 Warwick LLC
clo Daniel Rogers
15 W 650 74th St.
Burr Ridge, IL 60527

REAL ESTATE TRANSFER	04/15/2014
CHICAGO:	\$802.50
CTA:	\$321.00
TOTAL:	\$1,123.50

13-21-117-021-0000 | 20140301603370 | 9N3UPN

REAL ESTATE TRANSFER	04/15/2014
COOK	\$53.50
ILLINOIS:	\$107.00
TOTAL:	\$160.50

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EXHIBIT A

LOT 19 IN BLOCK 5 IN BRITTON LAND COMPANY'S RESUBDIVISION OF
LOT 2 IN SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE
NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office