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Doc#: 1410826033 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/18/2014 11:28 AM Pg: 1 of 3

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MAIL TO:
Gina Stramaglio
30 Whitman Dr.
Schaumburg, IL 60173
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 13 day of March, 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 **Gina Stramaglio (1237 Timber Dr, Elk Grove, IL 60007)**, 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**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$300,120.00 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 \$ 300,120.00 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.

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): 07-24-304-087-0000

PROPERTY ADDRESS(ES): 30 Whitman Drive, Schaumburg, IL, 60173

A. GF, INC.

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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 Ill)
COUNTY OF COOK) SS

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
24159 \$ 251.00

Brooke A. Cowan 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 MARCH, 2014.
Brooke A. Cowan

NOTARY PUBLIC

My commission expires



06/23/15

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:

Gina Stramaglio
30 Whitman Dr.
Schaumburg IL 60173

REAL ESTATE TRANSFER		04/09/2014
	COOK	\$125.25
	ILLINOIS:	\$250.50
	TOTAL:	\$375.75

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EXHIBIT A

THAT PART OF LOT 13 IN AUTUMN RIDGE, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 88589269, RECORDED DECEMBER 29, 1988 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH 65 DEGREES 37 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 13 A DISTANCE OF 144.23 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 65 DEGREES 37 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 13 A DISTANCE OF 25.00 FEET; THENCE SOUTH 24 DEGREES 22 MINUTES 41 SECONDS EAST 116.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 13; THENCE SOUTH 65 DEGREES 37 MINUTES 19 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 13 A DISTANCE OF 25.00 FEET; THENCE NORTH 24 DEGREES 22 MINUTES 41 SECONDS WEST 116.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office