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SPECIAL WARRANTY DEED REO CASE No: **C131740**



Doc#: 1411146030 Fee: \$44.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 04/21/2014 10:44 AM Pg: 1 of 4

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This Deed is from Fannie Maz a/k/a Federal National Mortgage Association a Corporation organized and existing under the laws of the United States, P.O. Box 650043, Dallas, TX 75265-0043, ("Grantor"), Luis Armando Garcia-Navarro, ("Grantee").

For value received, Grantor hereby grants, 'emises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows (the "P emises"):

6406 S Wolcott, Chicago, IL 60636 PIN#20-19-209-023-0000

Subject to: Taxes for year 2013 and subsequent years

See Legal Description attached hereto and made a part hereof

And Grantor, for itself and its successors does covenant, promise and agree. 10 and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes. See, 12 U.S.C. 1723a (c) (2).

FIDELITY NATIONAL TITLE 5014163

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April 16; 2014

Fannie Mae a/k/a Federal National Mortgage Association

By Jim DeMars, Fisher and Shapiro, LLC

Its Attorney in Fact

STATE OF Illinois)
SS
COUNTY OF Cook)

I, Anne Roberson, a Notary Public in and for the County in the State aforesaid, do hereby certify that Jim DeMars, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she sign d the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this April 16, 2014

Notary Public E ROB

Mail Recorded Deed and Future Tax Bills to: Luis Armando Garcia-Navarro 6406 S Wolcott Chicago, IL 60636

This document was prepared by: Fisher and Shapiro, LLC 200 N. LaSalle Street, Suite 2840 Chicago, IL 60601



REAL ESTATE TRANSFER 04/17/2014

CHICAGO: \$56.25

CTA: \$0.00

TOTAL: \$56.25

20-19-209-023-0000 | 20140401603797 | G8U8VL

REAL ESTATE TRANSFER		04/17/2014
	COOK ILLINOIS: TOTAL:	\$0.00 \$0.00 \$0.00
20.10.200.000.000		

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DEED RESTRICTIONS

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$9,000.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM FNCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$9,000.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE 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.

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LEGAL DESCRIPTION

LOT 3 IN VAILS SUBDIVISION OF BLOCK 26 IN SOUTH LYNNE, A SUBDIVISION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

