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2013-0803

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SPECIAL WARRANTY DEED

JOINT TENANCY
Statutory (Illinois)
(Corporation to Individual)



MAIL TO:

Attorney at Law
Santo P. Terenzio
19 Don Carlos Drive, Suite 101
Hanover Park, IL 60133

Doc#: 1411949005 **Fee:** \$44.00
RHSP Fee: \$9.00 **RPRF Fee:** \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/29/2014 10:25 AM Pg: 1 of 4

NAME & ADDRESS OF TAXPAYER:

Jose S. Lopez and Luisa C. Lopez
3920 Whispering Trails Dr
Hoffman Estates, IL 60192

Property of Village of Hoffman Estates Office

PREMIER TITLE

THE GRANTOR: Fannie Mae A/K/A Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the United States of America having its principal office at the following address PO Box 650043, Dallas, TX 75265-0043 and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to Jose S. Lopez and Luisa C. Lopez, of 214 Florence Ave, Inverness, IL 60010, party of the second part, not in Tenancy in Common, but as Joint Tenants, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

LOT 5 IN BLOCK 2 IN POPULAR HILLS UNIT NUMBER 1, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 24 AND THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON JUNE 29, 1976 AS DOCUMENT 23538647, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.



And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

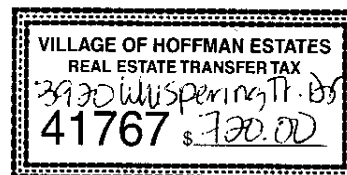
Permanent Real Estate Index Number(s): 01-25-202-005-0000

Property Address: 3920 Whispering Trails Dr, Hoffman Estates, IL 60192

SEE EXHIBIT C ATTACHED HERETO

REAL ESTATE TRANSFER	04/28/2014
 COOK	\$0.00
 ILLINOIS:	\$0.00
TOTAL:	\$0.00

01-25-202-005-0000 | 20140401601311 | L3UCV5



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In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its Authorized Member, this X 18 day of X APRIL, 2014.

IMPRESS
CORPORATE SEAL
HERE

Name of Corporation: Fannie Mae A/K/A Federal National Mortgage Association by: Freedman Anselmo Lindberg LLC as its Attorney-In-Fact

By X Thomas J. Anselmo (SEAL)
Authorized Member - Thomas J. Anselmo

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

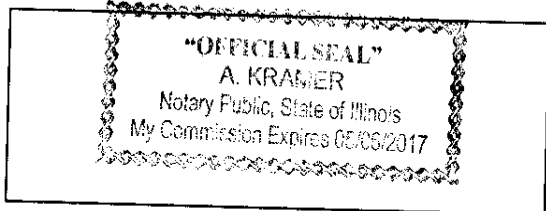
STATE OF Illinois)
County of Dupage)SS
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT X THOMAS J. ANSELMO personally known to me to be the Authorized Member of Freedman Anselmo Lindberg LLC as Attorney-In-Fact for Fannie Mae A/K/A Federal National Mortgage Association, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Authorized Member, they signed and delivered the said instrument and caused the corporate seal of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this X 18 day of APRIL, 2014

X A
Notary Public

My commission expires on X MAY 02, 2017



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH B
SECTION 31-45, REAL ESTATE TRANSFER ACT
DATE: 4/18/14

NAME AND ADDRESS OF PREPARER:

Thomas J. Anselmo
Buyer, Seller or Representative

Freedman Anselmo Lindberg LLC
1771 W. Diehl Ste 250
Naperville, IL 60563

Property Address: 3920 Whispering Trails Dr, Hoffman Estates, IL 60192

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE652

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

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EXHIBIT C

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$287,400.00 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 \$287,400.00 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 THE GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST..

Property of Cook County Clerk's Office



PREMIER TITLE COMPANY
A policy issuing agent of Chicago Title
& First American Title Insurance Companies

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STATEMENT BY GRANTOR AND GRANTEE

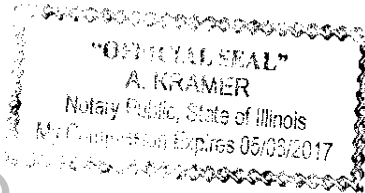
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 18 April, 2014

Signature: [Handwritten Signature] Grantor or Agent

Subscribed and sworn to before me this
18 day of April 2014

[Handwritten Signature]
Notary Public



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 25 April, 2014

Signature: [Handwritten Signature] Grantor or Agent

Subscribed and sworn to before me this
25 day of April 2014

[Handwritten Signature]
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)