

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association



Doc#: 1413335013 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/13/2014 08:59 AM Pg: 1 of 4

A corporation created and existing by virtue of the laws of the State of USA, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 23rd day of April, 2014, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Phoenix Home Restorations Inc., 1558 W. 700 N, Layton, UT 84040

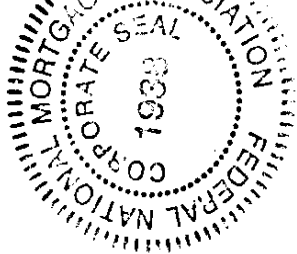
The following described real estate situated in the County of Cook and State of Illinois, to wit: LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant 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 said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to:

PERMANENT REAL ESTATE NUMBER: 25-04-100-020-0000

ADDRESS OF REAL ESTATE 8730 S. Emerald Avenue, Chicago, IL 60620

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its and attested by its the day and year written above.



Fannie Mae AKA Federal National Mortgage Association

Gina Dennis

Assistant Vice President

STATE OF TX

COUNTY OF Dallas

I, Lameshia Allen, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to be Assistant Vice President of Fannie Mae AKA Federal National Mortgage Association, and personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and caused the corporate seal of the aforesaid corporation to be affixed thereto, pursuant to authority given by said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation.

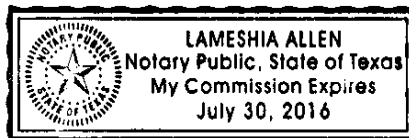
Given under my hand and official seal, this 23 day of April, 2014

Commission expires, 20

NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004

BOX 333-CT



Handwritten notes and signatures in the bottom right corner.

ST 5133081-7D
201417812 AH

CT

UNOFFICIAL COPY

DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$16,800.00 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 \$16,800.00 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.

8730 S. Emerald Avenue
Chicago, IL 60620

Property of Cook County Clerk's Office


UNOFFICIAL COPY

LEGAL DESCRIPTION

THE NORTH 37.5 FEET OF LOT 4 IN BLOCK 8 IN SISSON AND NEWMAN'S SOUTH ENGLEWOOD SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES SO MUCH THEREOF AS HAS BEEN TAKEN OR IS USED OR OCCUPIED FOR ALLEY PURPOSES) IN COOK COUNTY, ILLINOIS.

8730 S. Emerald Avenue
Chicago, IL 60620

REAL ESTATE TRANSFER 05/02/2014

	CHICAGO:	\$0.00
	STA:	\$0.00
	TOTAL:	\$0.00

25-04-100-020-0000 | 20140401605372 | G6S7L3

REAL ESTATE TRANSFER 05/02/2014

		COOK	\$0.00
		ILLINOIS:	\$0.00
		TOTAL:	\$0.00

25-04-100-020-0000 | 20140401605372 | 996A3B

EXEMPT UNDER PROVISIONS OF
 PARAGRAPH 10 SECTION 4,
 REAL ESTATE TRANSFER ACT.
 Date 4/30/14
 Buyer, Seller or Representative [Signature]

Mail to: PHOENIX Home
2784 N 2250 E

LAYTON, UT 84040

Restorations, Inc.

Send Subsequent Tax Bills To:

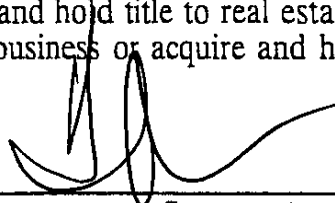
→ Same.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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 4-30, 2014 Signature:  _____
Grantor or Agent

Subscribed and sworn to before me by the

said grantee

this 30th day of April

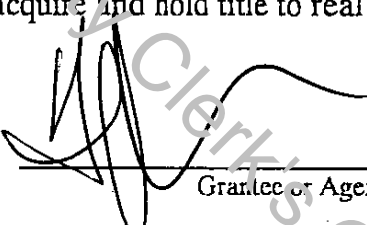
2014



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.

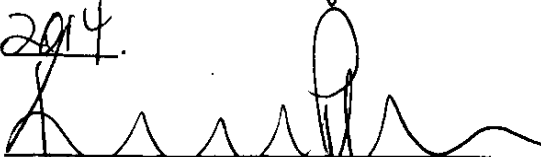
Dated 4-30, 2014 Signature:  _____
Grantee or Agent

Subscribed and sworn to before me by the

said grantee

this 30th day of April

2014



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.]