

# UNOFFICIAL COPY



Doc#: 1414857138 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/28/2014 02:00 PM Pg: 1 of 3

5-27  
GIT

MAIL TO:  
Vladimir Pekler  
1621 Glenview Rd, #229  
Glenview, IL 60025  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

#40009992 (1/1)

THIS INDENTURE, made this 9 day of May, 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 **Vladimir Pekler (1621 Glenview Rd, Glenview, IL 60025)**, 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**

**\*A MARRIED MAN**

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): **05-19-323-012-0000**

PROPERTY ADDRESS(ES): **1555 Harding Road, Northfield, IL, 60093**

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$174,600.00 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 \$ 174,600.00 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**

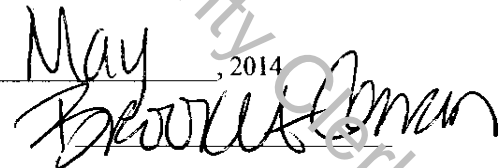


By: Pierce & Associates, P.C.  
As Attorney in Fact  
~~Katherine G. File~~

**Andrew J. Nelson**

STATE OF IL )  
COUNTY OF COOK ) SS

I, **Brooke A. Cowan** the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that **Andrew J. Nelson**, 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 9 day of May, 2014  


NOTARY PUBLIC

My commission expires

6/23/15

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  
Vladimir Pektar  
1621 Glenview Rd, #229  
Glenview, IL 60045

REAL ESTATE TRANSFER	05/23/2014
COOK	\$72.75
ILLINOIS:	\$145.50
<b>TOTAL:</b>	<b>\$218.25</b>



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## EXHIBIT A

THE EAST 100 FEET OF THE WEST 350 FEET OF LOT 1 IN HIGGINS  
SUBDIVISION OF THAT PART OF THE ORIGINAL LOT 2 LYING EAST OF  
HAPP'S SUBDIVISION RECORDED MARCH 2, 1859 OF THE SOUTH PART  
OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE  
13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT  
RECORDED JULY 29, 1924 IN BOOK 192 OF PLATS, PAGE 1, AS  
DOCUMENT 8530235, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office