

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association



Doc#: 1415542071 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/04/2014 02:09 PM 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 16th day of May, 2014, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Ultimate Development & Management Inc., 23445 N. Valley Road, Lake Zurich, IL 60047

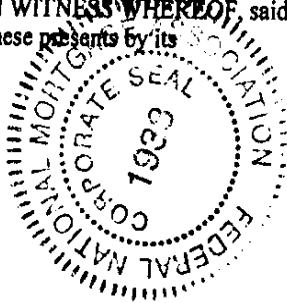
The following described real estate situated in the County of Cook and State of Illinois, to wit:
LEGAL DESCRIPTION ATTACHED

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: 13-26-216-008-0000; 13-26-216-009-0000

ADDRESS OF REAL ESTATE ³⁰¹⁷⁻ 3021 N. Allen Avenue, Chicago, IL 60618

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

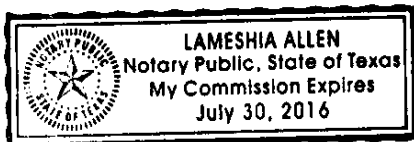
STATE OF TX
COUNTY OF Dallas

I, Lameshia Allen, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Gina Dennis 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 16 day of May, 2014
Commission expires _____, 20____

L. Allen
NOTARY PUBLIC

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



SECURITY NATIONAL TITLE S3013756

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EAL ESTATE TRANSFER

05/28/2014



CHICAGO: \$975.00

CTA: \$390.00

TOTAL: \$1,365.00

13-26-216-008-0000 | 20140501604159 | 6ZQZFS

EAL ESTATE TRANSFER

05/28/2014



COOK: \$65.00

ILLINOIS: \$130.00

TOTAL: \$195.00

13-26-216-008-0000 | 20140501604159 | E7DLUF

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LEGAL DESCRIPTION

LOTS 72 AND 73 IN BLOCK 7 IN WISNERS SUBDIVISION OF BLOCKS 11 AND 12 IN BRANDS SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

3019 - 3021 N. Allen Avenue
Chicago, IL 60618

Mail to:

ULTIMATE DEVELOPMENT
23445 N. VALLEY RD.
LAKE ZURICH, IL 60047

Send Subsequent Tax Bills To:

ULTIMATE DEVELOPMENT
23445 N. VALLEY RD.
LAKE ZURICH, IL 60047

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DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$156,000.00 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 \$156,000.00 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.

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Chicago, IL 60618

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