

UNOFFICIAL COPY



Doc#: 1416245051 Fee: \$40.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/11/2014 11:41 AM Pg: 1 of 2

MAIL TAX
STATEMENT TO:

UNATCO

2801 W. Jefferson
Joliet IL 60435

SPECIAL WARRANTY DEED- Statutory
REO Case No: C131D2X

The Grantor, **Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043, Dallas, TX 75265-0043** organized and existing under the laws of the **United States of America**, for and in consideration of **Thirty Three Thousand and 00/100 Dollars (\$33,000.00)** and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **UNATCO/First Midwest Bank FBO Elias Garcia IRA, 2801 Jefferson, Joliet, IL 60435**, the following described premises:

Parcel 1: Unit GN in the 7722 W. Belmont Avenue Condominium. As delineated and defined in the Declaration recorded as Document No. 041610003 as amended from time to time together with its undivided percentage interest in the common elements, in Section 24, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 12-24-329-041-1001

Note: For informational purposes only, the land is commonly known as:
7722 W. Belmont Ave. #GN, Chicago, IL 60674

The warranties given herein are limited to the acts of the Grantor. Subject to easements, reservations and restrictions, if any, of record. Subject to all general unpaid real estate taxes.

Grantee accepts conveyance of the premises in "as is" condition and acknowledges that Grantor has made no representation, warranties or guarantees as to the condition of said premises.

UNOFFICIAL COPY

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$39,600.00 for a period of 3 months 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 \$39,600.00 for a period of 3 months 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.

Dated: June 6, 2014

Fannie Mae A/K/A Federal National Mortgage Association

By: Heavner, Scott, Beyers & Mihar, LLC as Attorney-in-Fact

By: Richard L. Heavner
Its: Managing Member

STATE OF ILLINOIS

City of Chicago
Dept. of Finance
668172



Real Estate
Transfer
Stamp
\$247.50

COUNTY OF _____

SS.

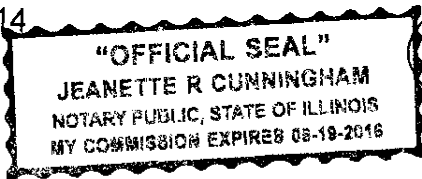
6/11/2014 9:55

dr00762

Batch 8,221,115

I, Jeanette R. Cunningham a Notary Public in and for said County, DO HEREBY CERTIFY that Richard L. Heavner as Managing Member of Heavner, Scott, Beyers & Mihar, LLC, as Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Managing Member, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said Corporation, being thereunto authorized, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 6th day of June, A.D., 2014



Jeanette R. Cunningham
Notary Public

DOCUMENTARY STAMP	
"exempt under provisions of Paragraph "b" Section 31-45, Property Tax Code (35 ILCS 200/31-45)."	
Date <u>6/6/14</u>	<u>Richard L. Heavner</u> Buyer, Seller or Representative

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Richard L. Heavner of Heavner, Scott, Beyers & Mihar, LLC, Attorneys
145 South Water Street, Decatur, IL 62523 Phone: (217) 422-1719