

# UNOFFICIAL COPY



Doc#: 1418319004 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/02/2014 09:08 AM Pg: 1 of 4

FIRST AMERICAN TITLE  
ORDER # 2496976

3800-2550  
REO #C121PLC

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that 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, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to Osvaldo Alvarado, address: 6639 Madison Ave, Hammond, IN 46324, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

THE NORTH 50.6 FEET OF THE EAST 1/2 OF TRACT 26 IN F.J. WACHEWICZ'S PARK VIEW GARDENS, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 528 Freeland, Calumet City, IL 60409  
Property Index No. 30-08-311-025-0000

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for 2013 2<sup>nd</sup> installment, 2014 and subsequent years;
- (b) building setback lines, rights, easements, limitations, covenants, conditions and/or restrictions of record;
- (c) grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$37,200.00 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 \$37,200.00 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

REAL ESTATE TRANSFER TAX 25-Jun-2014



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

30-08-311-025-0000 | 20140601606830 | 1-887-952-640

4

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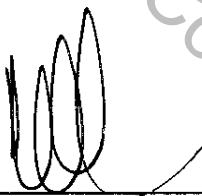
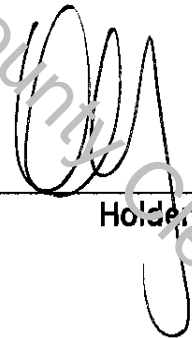
And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and,
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this 10 day of June, 2014.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG, LTD. Attorney in Fact

By:  

---

Holder of Limited POA

Prepared by:  
 Hauselman, Rappin & Olswang, Ltd.  
 39 S. LaSalle Street, Suite 1105  
 Chicago, IL 60603  
 (312) 372-2020

Return to: osvaldo Alvarado  
 528 freeland Calumet city IL 60409  
 X send fax bills to: osvaldo Alvarado  
 528 freeland Calumet city IL 60409

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STATE OF ILLINOIS

COUNTY OF COOK

I, Mirela S. Iosef, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Daniel H. Olswang, personally known to me to be the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA 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 acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his 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 official seal this 19<sup>th</sup> day of June, 2014.

Mirela S Iosef  
Notary Public  
MIRELA S IOSEF  
NOTARY PUBLIC  
OFFICIAL SEAL  
STATE OF ILLINOIS  
MY COMMISSION EXPIRES  
AUGUST 2, 2014

Prepared by:  
Hauselman, Rappin & Olswang, Ltd.  
39 S. LaSalle Street, Suite 1105  
Chicago, IL 60603  
(312) 372-2020

SELLER IS EXEMPT FROM PAYMENT OF STATE TAXES AND TAX STAMP ON DEEDS PURSUANT TO 12 U.S.C. 1723a(c)(2).

EXEMPT UNDER PROVISIONS OF PARAGRAPH B OF SECTION 31-45 PROPERTY TAX

CODE

6/19/14  
Date [Signature]  
Signature

REAL ESTATE TRANSFER TAX  
45287 6-24-14  
Calumet City • City of Homes \$ 124.00

REAL ESTATE TRANSFER TAX  
45288 6-24-14  
Calumet City • City of Homes \$ 124.00



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**First American**

First American Title Insurance Company  
8707 West 95th Street  
Hickory Hills, IL 60457  
Phone: (708)430-2932  
Fax: (866)596-4854

## STATEMENT BY GRANTOR AND GRANTEE

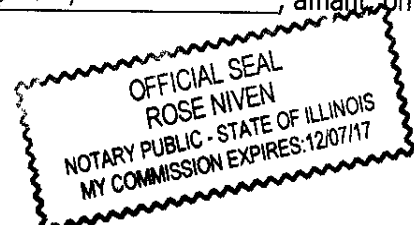
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated: June 24, 2014

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said agent, affiant, on June 24, 2014.

Notary Public Rose Niven



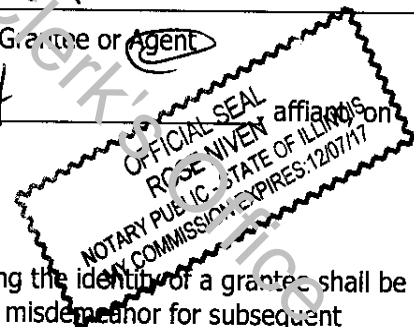
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: June 24, 2014

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said agent, affiant, on June 24, 2014.

Notary Public Rose Niven



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)