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Doc#: 1419222064 Fee: \$40.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/11/2014 01:28 PM Pg: 1 of 2

MAIL TAX
STATEMENT TO:

AD Realty LLC

450 Skokie Blvd Suite 604

Northbrook IL 60062

SPECIAL WARRANTY DEED- Statutory
REO Case No: C130TXT

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 Two Thousand Five Hundred and 00/100 Dollars (\$32,500.00)** and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **AD Realty, LLC, 450 Skokie Blvd., Suite 604, Northbrook, IL 60062**, the following described premises:

Lot 18 (EXCEPT the North 18 feet thereof) and Lot 19 (EXCEPT the South 1 foot thereof) in Resubdivision of Block 108 in Cornell in Sections 26 and 35, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 20-35-106-048-0000

Note: For informational purposes only, the land is commonly known as:
7950 S. Woodlawn Ave., Chicago, IL 60619

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.

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Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$39,000.00 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 \$39,000.00 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.

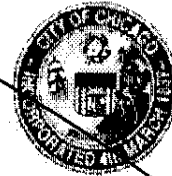
Dated: June 23, 2014

Fannie Mae A/K/A Federal National Mortgage Association

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

By: Richard L. Heavner
Its: Managing Member

City of Chicago
Dept. of Finance
670400



Real Estate
Transfer
Stamp
\$243.75

STATE OF ILLINOIS

7/11/2014 12:51

) SS.

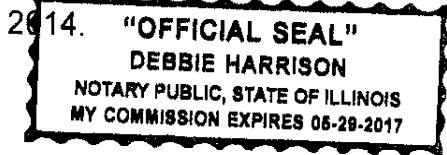
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Batch 8,462,924

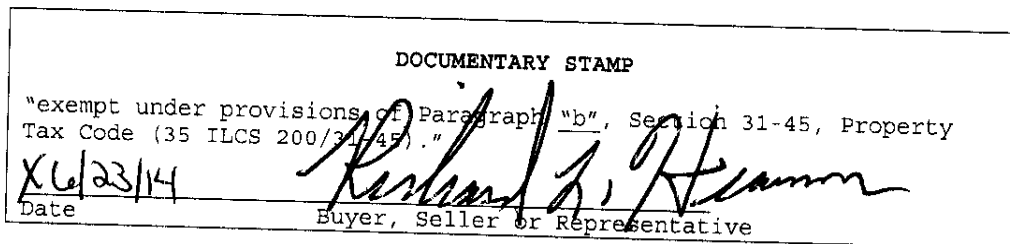
COUNTY OF MACON

I, Debbie Harrison, a Notary Public in and for said County, DO HEREBY CERTIFY that Richard L. Heavner as Managing Member of Heavner, Scott, Beyers & Mihlar, 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 23 day of June, A.D.,



Debbie Harrison
Notary Public



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