

# UNOFFICIAL COPY

FIRST AMERICAN TITLE  
ORDER# ~~2053304~~

253304

2/6/2



Doc#: 1420422008 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/23/2014 08:36 AM Pg: 1 of 4

3800-3012  
REO #C1317WY

## 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 John Graham, Inc, address: 47766 Van Dyke Ave, Shelby Twp, MI 48317, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

### PARCEL 1:

LOT 6 (EXCEPT THE NORTH 8 FEET) AND THE NORTH 24 FEET OF LOT 7 IN BLOCK 2 IN SIBLEY COTTAGE GROVE AVENUE SUBDIVISION BEING A SUBDIVISION OF LOT 12 IN BERNHARD ENGEL'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT RAILROAD) AND THE SOUTHEAST 1/4 (EXCEPT THE SOUTHWEST 1/4) OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE WEST 10 FEET OF VACATED ALLEY EAST OF AND ADJOINING PARCEL 1, IN COOK COUNTY, ILLINOIS.

Commonly known as: 15111 Cottage Grove Ave, Dolton, IL 60419  
Property Index No. 29-11-301-028-0000

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) rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any;
- (d) grantee herein shall be prohibited from conveying captioned property for a

4

# UNOFFICIAL COPY

sales price of greater than \$38,400.00 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 \$38,400.00 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

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.

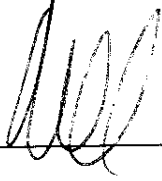

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

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.

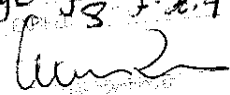
IN WITNESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this 16 day of June, 2014.

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

mail recorded deed to:  
Lincoln Way legal  
services  
21200 S LaFrange Rd  
Ste 146  
Frankfort, IL 60423



By:    
Holder of Limited POA

No 18742

15111 Cottage Grove  
7-3-2014  
SD  
LTD  


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

Tax Bill to:  
John Graham, Inc  
47766 Van Dyke Ave  
Shelby Township, MI 48317

REAL ESTATE TRANSFER TAX		16-Jul-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
29-11-301-028-0000   20140701613111   1-630-244-992		

# UNOFFICIAL COPY

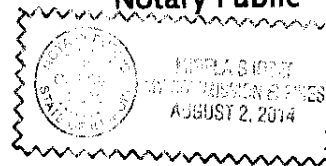
STATE OF ILLINOIS  
COUNTY OF COOK

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 26<sup>th</sup> day of June, 2014.

Mirela S. Iosef  
-----

Notary Public



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

6/26/14      [Signature]  
Date                      Signature

# UNOFFICIAL COPY

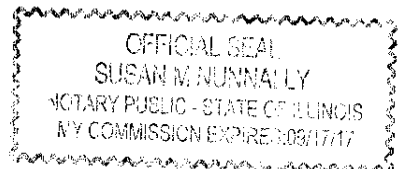
## STATEMENT BY GRANTOR AND GRANTEE

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 7/16, 2014

Signature: *[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 16 day of July, 2014  
Notary Public *[Handwritten Signature]*



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 title to real estate under the laws of the State of Illinois.

Date 7/16, 2014

Signature: *[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 16 day of July, 2014  
Notary Public *[Handwritten Signature]*



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