

# UNOFFICIAL COPY



Doc#: 1423112042 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/19/2014 10:48 AM Pg: 1 of 3

130366813467

MAIL TO:

Michael Margolis  
1639 Ferndale Ave  
Northbrook, IL 60062  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 12 day of June, 2014., between **Fannie Mae a/k/a Federal National Mortgage Association, (P.O. Box 650043, Dallas, TX 75265-0043)**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Michael Margolis (1639 Ferndale Ave, Northbrook, IL 60062)**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

S Y  
P 3  
S N  
SC Y  
INT

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 09-15-413-019-0000

PROPERTY ADDRESS(ES): 8843 Robin Drive, Unit 3, Des Plaines, IL, 60016

AIGF, INC.

REAL ESTATE TRANSFER TAX		04-Aug-2014
COUNTY:		41.50
ILLINOIS:		83.00
TOTAL:		124.50

09-15-413-019-0000 | 20140601604183 | 0-894-945-408

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.

*D. Gorske* 7-16-14  
City of Des Plaines

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$99,480.00 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 \$ 99,480.00 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.

**Fannie Mae a/k/a Federal National Mortgage Association**

Katherine G. File  
By: Pierce & Associates, P.C.  
As Attorney in Fact  
Katherine G. File

STATE OF IL )  
COUNTY OF Cook ) SS

**Brooke A. Cowan**

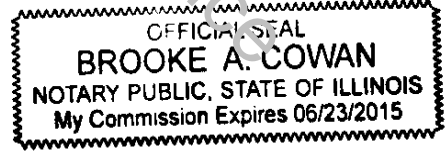
I, Katherine G. File the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. File, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 12 day of June, 2014.

Brooke A. Cowan  
NOTARY PUBLIC  
6/23/15

My commission expires

This Instrument was prepared by  
Amanda Griffin/PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300, Chicago, IL 60602



PLEASE SEND SUBSEQUENT TAX BILLS TO:  
Michael Murrellis  
1619 Fernclau Ave  
Northbrook IL 60062

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## EXHIBIT A

PARCEL 1: THE EAST 21.17 FEET OF THE WEST 198.51 FEET OF THE SOUTH HALF OF LOT 11 IN DEMPSTER GARDEN HOMES SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS AS SET FORTH ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 17877299 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NO. 18104793. SITUATED IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office