

UNOFFICIAL COPY



Doc#: 1423819082 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/26/2014 10:42 AM Pg: 1 of 3

MAIL TO:
JAMES HAMILL
200 W. HIGGINS RD #200
SCHAUMBURG, IL 60195
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

4/6
130366813770

THIS INDENTURE, made this 24 day of July, 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 **Brijesh Rathi and Priyanka Gupta (2207 Seaver Ln, Hoffman Estates, IL 60159)**, 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:

* NOT AS TENANTS IN COMMON
BUT AS JOINT TENANTS

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.

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): 07-32-100-041-1123

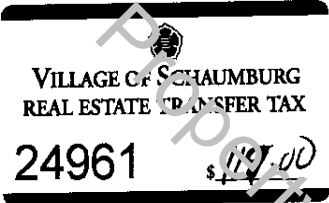
PROPERTY ADDRESS(ES): 1661 Commodore Court Unit 3, Schaumburg, IL, 60193

S _____
P _____
S _____
SC _____
INT _____

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

UNOFFICIAL COPY

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$142,500.00 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 \$ 142,500.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE EASEMENTS AND 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

By: Pierce & Associates, P.C.
As Attorney in Fact
Eddy Copot

STATE OF IL)
) SS
COUNTY OF Cook)

I, Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Eddy Copot, 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 24 day of July, 2014.

NOTARY PUBLIC

My commission expires 06/23/2015

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:
BRIDESH RATHI
2423 HAPPY HOLLOW RD.
GLENVIEW, IL 60026

REAL ESTATE TRANSFER TAX	04-Aug-2014
COUNTY:	59.50
ILLINOIS:	119.00
TOTAL:	178.50

UNOFFICIAL COPY
ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 07-32-100-041-1123

Property Address:

1661 Commodore Ct, Unit 3
Schaumburg, IL 60193

Legal Description:

Unit No. 7021-3 in the Glens of Schaumburg Condominium, as delineated on the survey of the following described real estate: That part of the West 7/8 of the Northwest 1/4 of Section 32, Township 41 North, Range 10, East of the Third Principal Meridian; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 86243609, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Property of Cook County Clerk's Office