

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
REO CASE No: C120MSY



Doc#: 1423822031 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/28/2014 09:39 AM Pg: 1 of 5

This Deed is from **Fannie Mae a/k/a Federal National Mortgage Association** a Corporation organized and existing under the laws of the United States, P.O. Box 650043, Dallas, TX 75265-0043, ("Grantor"), **Daniel Chelariu, a single person, not in a civil union, ("Grantee")**.

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows (the "Premises"):

**5124 W Oakdale Ave, Chicago, IL 60641**  
**PIN#13-28-216-032-0000**

**Subject to:** Taxes for year 2013 and subsequent years

**FIRST AMERICAN**


**File # 2405288**



**See Legal Description attached hereto and made a part hereof**

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, **Grantor is exempt from any and all transfer taxes.**

**See, 12 U.S.C. 1723a (c) (2).**

REAL ESTATE TRANSFER TAX		22-Aug-2014
	CHICAGO:	1,575.00
	CTA:	0.00
	TOTAL:	1,575.00
13-28-216-032-0000   20140801622552   1-675-491-456		

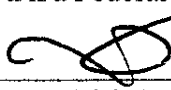
REAL ESTATE TRANSFER TAX		22-Aug-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-28-216-032-0000   20140801622552   1-743-517-824		

5

**UNOFFICIAL COPY**

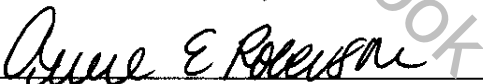
August 12, 2014

Fannie Mae a/k/a Federal National Mortgage Association

  
 By **Jim DeMars**, Fisher and Shapiro, LLC  
 Its Attorney in Fact

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

I, **Anne E. Roberson**, a Notary Public in and for the County in the State aforesaid, do hereby certify that **Jim DeMars**, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this August 11, 2014


  
 Notary Public

Mail Recorded Deed and  
 Future Tax Bills to:  
 Daniel Chelariu  
~~5124 W Oakdale Ave~~  
~~Chicago, IL 60641~~

122 E MURRAY  
 Wood Dale 60191



This document was prepared by:  
 Fisher and Shapiro, LLC  
 200 N. LaSalle Street, Suite 2840  
 Chicago, IL 60601

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
 DATE 8/12/14 REAL ESTATE TRANSFER ACT, SECTION 4,  
 Signature of Buyer, Seller or Representative. 

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

**LOT 32 IN BLOCK 16 IN FALCONER'S SECOND ADDITION TO CHICAGO, BEING A  
SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28,  
TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## DEED RESTRICTIONS

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$252,000.00 FOR A PERIOD OF THREE 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 \$252,000.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE 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.

1423822031 Cook County Clerk's Office



**First American**

**UNOFFICIAL COPY**

First American Title Insurance Company  
4230 West Irving Park Road  
Chicago, IL 60641  
Phone: (773)481-7589  
Fax: (866)425-8271

## 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: August 15, 2014

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_, affiant, on August 15, 2014.

Notary Public \_\_\_\_\_



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.

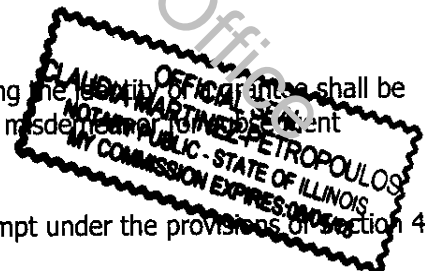
Dated: August 15, 2014

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_, affiant, on August 15, 2014.

Notary Public \_\_\_\_\_



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.)