

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association



Doc#: 1424042032 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/28/2014 11:18 AM Pg: 1 of 4

A corporation created and existing by virtue of the laws of the State of USA, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 14th day of July, 2014, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Olivia & Associates L.L.C. 230 N. Walnut Street, APT C, Bensenville, IL 60106

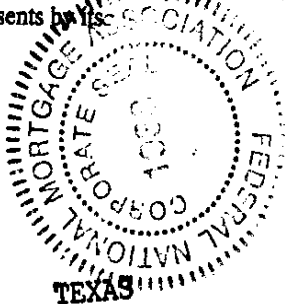
The following described real estate situated in the County of Cook and State of Illinois, to wit:
LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to:

PERMANENT REAL ESTATE NUMBER: 13-22-213-023-0000

ADDRESS OF REAL ESTATE 4634 West Warwick Avenue, Chicago, IL 60641

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Vice President the day and year written above.



Fannie Mae AKA Federal National Mortgage Association

Gina Dennis

Assistant Vice President

STATE OF TEXAS

COUNTY OF DALLAS

I, Christina C. Thomason a Notary Public, in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Gina Dennis personally known to be Assistant Vice President of Fannie Mae AKA Federal National Mortgage Association, and personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and caused the corporate seal of the aforesaid corporation to be affixed thereto, pursuant to authority given by said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation.

Given under my hand and official seal, this 14 day of July, 2014

Commission expires 20

Christina C. Thomason
NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004



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DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$204,151.00 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 \$204,151.00 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.

4634 West Warwick Avenue
Chicago, IL 60641

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION



THE EAST HALF OF LOT 25 AND THE WEST THREE-QUARTERS OF LOT 26 IN BLOCK 9 IN GROSS MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

4634 West Warwick Avenue
Chicago, IL 60641

EXEMPT UNDER PROVISIONS OF
PARAGRAPH B SECTION
REAL ESTATE TRANSFER ACT.

7-24-14
Date [Signature]
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		28-Jul-2014
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
13-22-113-023-0000 20140701611691 1-315-434-624		

REAL ESTATE TRANSFER TAX		28-Jul-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-22-113-023-0000 20140701611691 0-503-187-584		

Mail to:

Olivia and Associates
230 N. Walnut # C
 Bensenville IL 60106

Send Subsequent Tax Bills To:

Olivia and Associates
230 N. Walnut # C
Bensenville IL 60106

Cook County Clerk's Office

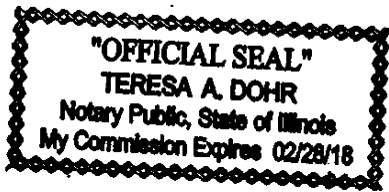
STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

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

Dated 7-24, 2014 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said grantor
this 24th day of July
2014

[Signature]
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 7-24, 2014 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said grantee
this 24th day of July
2014

[Signature]
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]