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SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION

Doc#: 1424722031 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/04/2014 10:03 AM Pg: 1 of 4

First American Title
Order # 2522640

Preparer File: REO IL 143221
FATIC No.:

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043, Dallas, Texas 75265-0043, a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Ying Xu and Hongjian Zhang, of 1915 Sequoia Drive, Hanover Park, IL 60133 of the County of Cook, the following described Real Estate situated in the County of in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor. **GRANTEE HERIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$87,600.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$87,600.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF 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.**

Permanent Real Estate Index Number(s): 16-25-212-023-0000

Address(es) of Real Estate: 2708 W 24th Place
Chicago, IL 60628

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association, and attested by its this:

20th day of August, 2014
Fannie Mae A/K/A Federal National Mortgage Association

By: [Signature]
Kenneth J. Johnson, Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association

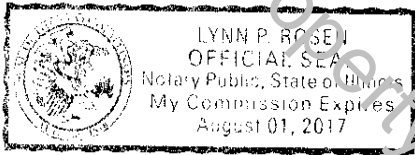
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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kenneth J. Johnson, personally known to me to be the Attorney In Fact of the Fannie Mae A/K/A Federal National Mortgage Association and , personally known to me to be the Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such that Kenneth J. Johnson and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their 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 20th day of August, 2014.



Lynn P Rosen
Notary Public

Exempt under provisions of paragraph B of Section 32-45, real estate transfer tax law.
Dated: 8-20-14

Signature of Buyer, Seller, or Representative

Prepared by:
Johnson, Blumberg, & Associates, LLC
230 W. Monroe Street, Suite 1125
Chicago, Illinois 60606

Mail to:
Ying Xu and Hongjian Zhang
1915 Sequoia Drive
Hanover Park, Il. 60133

Name and Address of Taxpayer:
Ying Xu and Hongjian Zhang
1915 Sequoia Drive
Hanover Park, Il. 60133

REAL ESTATE TRANSFER TAX		27-Aug-2014
CHICAGO:		547.50
CTA:		0.00
TOTAL:		547.50
16-25-212-023-0000 20140801623162 1-149-385-088		

REAL ESTATE TRANSFER TAX		27-Aug-2014
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
16-25-212-023-0000 20140801623162 1-434-925-184		

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 26 IN FRANK NOWAK'S SUBDIVISION OF BLOCK 12(EXCEPT BOULEVARD) IN S.J. WALKER'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 16-25-212-023-0000

Property Address: 2708 West 24th Place, Chicago, Illinois 60623

Property of Cook County Clerk's Office

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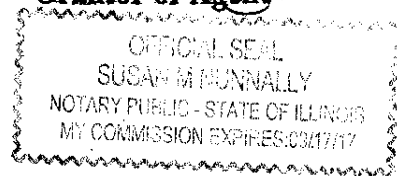
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 20, 2014

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said agent
This 20 day of August 20 14
Notary Public Susan M. Nunally

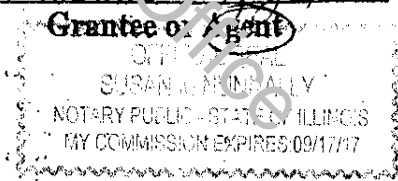


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 20, 2014

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said agent
This 20 day of August 20 14
Notary Public Susan M. Nunally



Note: Any person who knowingly submits a false statement concerning the identity of 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.)