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Doc#: 1425544093 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/12/2014 04:13 PM Pg: 1 of 3

Commitment Number: 3271917
Seller's Loan Number: 4006179588

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: LAMAR II, INC: 6726 RHODE ISLAND AVENUE HAMMOND,
IN 46323

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
21-30-307-026-1005

SPECIAL WARRANTY DEED

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is P.O. Box 650043, Dallas, TX 75265-0043, hereinafter grantor, for \$30,750.00 (Thirty Thousand Seven Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to LAMAR II, INC, hereinafter grantee, whose tax mailing address is 6726 RHODE ISLAND AVENUE HAMMOND, IN 46323, the following real property:

SITUATED in the County of Cook, State of Illinois described as: PARCEL 1: Unit Number 7610-2 in The 7608-10 Condominium Association, as delineated on a survey of the following described tract of land: Lot 3 and the South 23 feet of Lot 2 in Block 6 in South Shore Park Subdivision of the West 1/2 of the Southwest 1/4 of Section 30, Township 38 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0831134052; together with its undivided percentage interest in the

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Common Elements in Cook County, Illinois. PARCEL 2: The exclusive right to the use of Parking Space P-5, a Limited Common Element, as delineated on the survey attached as Exhibit "B" to the aforesaid Declaration, as amended from time to time, in Cook County, Illinois. Commonly known as 7610 South Phillips Avenue, Unit 2 & P-5, Chicago, IL 60649.

Property Address is: 7610 S PHILLIPS AVE #2 CHICAGO, IL 60649

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever

Prior instrument reference: **1231922083**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$36,900.00 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 \$36,900.00 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.

City of Chicago
Dept. of Finance
672900



Real Estate
Transfer
Stamp

8/19/2014 14:28
dr00198

\$325.50

Batch 8,659,981

STATE OF ILLINOIS



SEP. 12. 14

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000021003

REAL ESTATE
TRANSFER TAX

0003 1.00

FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP. 12. 14

REVENUE STAMP

0000020884

REAL ESTATE
TRANSFER TAX

0000 1.50

FP 103042

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Executed by the undersigned on 8-19, 2014:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: Kimberly A. Arndt
Name: Kimberly A. Arndt
Title: AVP

A Power of Attorney relating to the above described property was recorded on 10/24/2011 at Document Number: Doc#1129747007.

STATE OF Pennsylvania
COUNTY OF ALLEGHENY

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 19 day of Aug, 2014, by Kimberly A. Arndt AVP of ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Mary M. Goddard
NOTARY PUBLIC
My Commission Expires 9-4-17

**MUNICIPAL TRANSFER STAMP
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP
(If Required)**

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
SEP. 12. 14
REVENUE STAMP

0000020887
REAL ESTATE
TRANSFER TAX
0001400
FP 103042