

CT.

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ST5129013 AH PP
SPECIAL WARRANTY DEED



THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association

Doc#: 1425810008 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/15/2014 09:26 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 11th day of June, 2014, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

S. Yates
Demetrius Hall, 720 State, Chicago, IL 60649

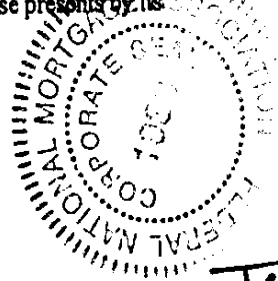
The following described real estate situated in the County of Cook and State of Illinois, to wit:
LEGAL DESCRIPTION ATTACHED

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: 27-21-114-016-0000

ADDRESS OF REAL ESTATE 7243 S. University Ave. Chicago, IL 60619

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 _____ and attested by its _____ the day and year written above.



Fannie Mae AKA Federal National Mortgage Association
Gina Dennis
Assistant Vice President

STATE OF Texas
COUNTY OF Dallas

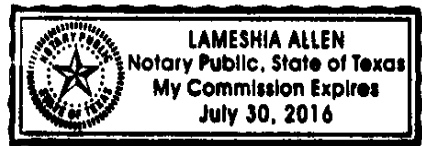
I, Lameshia Allen, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Gina Dennis personally known to be Assistant Vice President of Fannie Mae AKA Federal National Mortgage Association, and personally known by me to be the same person whose name is subscribed 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 16 day of June, 2014
Commission expires _____, 20____

L. Allen
NOTARY PUBLIC

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

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 4 B OF THE REAL ESTATE TRANSFER TAX ACT DATE 6/24/14



BOX 333-CT



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LEGAL DESCRIPTION

LOT 30 IN BLOCK 17, IN CORNELL, A SUBDIVISION IN SECTION 26 AND 35 TOWNSHIP 38,
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

7243 S. University Ave.
Chicago, IL 60619

REAL ESTATE TRANSFER TAX		02-Jul-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-26-114-016-0000 20140601604262 1-336-860-416		

REAL ESTATE TRANSFER TAX		02-Jul-2014
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
20-26-114-016-0000 20140601604262 1-415-479-424		

Mail to:

Rick Duffin
106 W. Burlington Ave.
2nd floor
La Grange, IL 60525

Send Subsequent Tax Bills To:

Demetrius Hall
7201 S. Yates Blvd.
Chicago, IL 60619

Property of Cook County Clerks Office

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DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$718.80 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 \$718.80 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.

7243 S. University Ave.
Chicago, IL 60619

Property of Cook County Clerk's Office

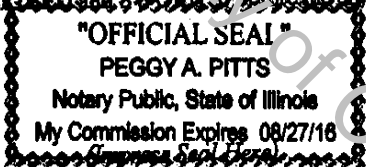
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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.

Date: 6/25/14 Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on

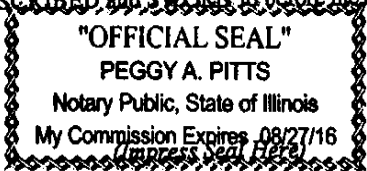


[Signature]
Notary Public

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.

Date: 6/25/14 Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on



[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 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 Act.]