

UNOFFICIAL COPY

130346813623

MAIL TO:

Shilpa Cherukupally
3252 N. Leavitt
Chicago IL 60618

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS



Doc#: 1427919068 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/06/2014 10:39 AM Pg: 1 of 3

1/2 THIS INDENTURE, made this 5 day of September, 2014., between **Fannie Mae a/k/a Federal National Mortgage Association, (P.O. Box 650043, Dallas, TX 75265-0043)**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Shilpa R Cherukupally (3252 N Leavitt, Chicago, IL 60618)**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 17-17-212-016-1006/1265

PROPERTY ADDRESS(ES): 111 South Morgan Street Unit 306, Chicago, IL, 60607

REAL ESTATE TRANSFER TAX

03-Oct-2014



COUNTY: 111.50
ILLINOIS: 223.00
TOTAL: 334.50

17-17-212-016-1006 | 20140901627504 | 1-697-805-440

REAL ESTATE TRANSFER TAX

03-Oct-2014



CHICAGO: 1,672.50
CTA: 669.00
TOTAL: 2,341.50

17-17-212-016-1006 | 20140901627504 | 1-071-713-408

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$267,480.00 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 \$267,480.00 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.

Fannie Mae a/k/a Federal National Mortgage Association

By: *Eddy Copot*
 Pierce & Associates, P.C.
 As Attorney in Fact
 Eddy Copot

STATE OF IL)
) ss
 COUNTY OF COOK)

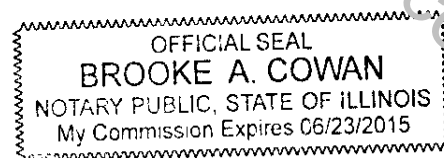
I, Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Eddy Copot, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 5 day of September, 2014.

Brooke A. Cowan
 NOTARY PUBLIC

My commission expires 6/23/2015

This Instrument was prepared by
 Amanda Griffin/PIERCE & ASSOCIATES, P.C.,
 1 North Dearborn, Suite 1300, Chicago, IL 60602



PLEASE SEND SUBSEQUENT TAX BILLS TO:

Shilpa Cherukupally
3252 N. Leavitt
Chicago IL 60618

Attorneys' Title Guaranty Fund, Inc.
 1 S. Wacker Rd., STE 2400
 Chicago, IL 60606-4651
 Attn: Search Department

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EXHIBIT A

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 17-17-212-016-1006 & -1265

Legal Description:

Parcel 1: Unit Nos. 306 and PU-214 in the 111 Morgan Condominium, as delineated on a survey of Lots 9, 10, 11, 12, 13, 14 and the South 1/2 of Lot 15 in Block 7 (except the East 7 feet of the aforesaid Lots taken for alley as per Council Order dated February 14, 1850) in Duncan's Addition to Chicago, in Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as an Exhibit to the Declaration of Condominium recorded as Document No. 0030258832, as amended from time to time, in Cook County, Illinois.

Parcel 2: Exclusive right to the use of the limited common element known as Storage Locker No. S-47, as depicted in the Condominium Declaration recorded as Document No. 0030258832.