

UNOFFICIAL COPY



Doc#: 1429613052 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/23/2014 01:18 PM Pg: 1 of 2

MAIL TAX
STATEMENT TO

John Harris

P.O. Box 528488

Chicago, IL 60652

SPECIAL WARRANTY DEED- Statutory
REO Case No: C1405KX

The Grantor, **Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043, Dallas, TX 75265-0043** organized and existing under the laws of the **United States of America**, for and in consideration of **Thirty-two Thousand Five Hundred and 00/100 Dollars (\$32,500.00)** and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **John Harris, P.O. Box 528488, Chicago, IL 60652**, the following described premises:

Lot 25 in the Subdivision of Block 12 in Jones Subdivision of the West 1/2 of Section 29, Township 38 North, Range 14, East of the Third Principal Meridian, (EXCEPT certain tracts conveyed) in Cook County, Illinois.

NOTE: For informational purposes only, this land is commonly known as:
7338 S. Laflin St., Chicago, IL 60636

Permanent Index Number: 20-29-125-014-0000

The warranties given herein are limited to the acts of the Grantor. Subject to easements, reservations and restrictions, if any, of record. Subject to all general unpaid real estate taxes.

Grantee accepts conveyance of the premises in "as is" condition and acknowledges that Grantor has made no representation, warranties or guarantees as to the condition of said premises.

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Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$39,000.00 for a period of 3 months 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 \$39,000.00 for a period of 3 months 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.

Dated: 10/9/14

Fannie Mae A/K/A Federal National Mortgage Association

By: Heavner, Beyers & Mihlar, LLC as Attorney-in-Fact

X By: Richard L. Heavner
Its: Managing Member

STATE OF ILLINOIS)
COUNTY OF Macon) S.S.

RETURN TO:
CENTRAL ILLINOIS TITLE COMPANY
145 S. WATER STREET
DECATUR, IL 62523

I, Cynthia P. Musser, a Notary Public in and for said County, DO HEREBY CERTIFY that Richard L. Heavner as Managing Member of Heavner, Beyers & Mihlar, LLC, as Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Managing Member, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said Corporation, being thereunto authorized, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9th day of October, A.D., 2014.



Cynthia P. Musser
Notary Public

DOCUMENTARY STAMP
"exempt under provisions of Paragraph 'b', Section 31-45, Property Tax Code (35 ILCS 200-31-45)."
Richard L. Heavner
Date _____ Buyer, Seller or Representative

THIS INSTRUMENT WAS PREPARED BY Richard L. Heavner of Heavner, Beyers & Mihlar, LLC, 145 South Water Street, Decatur, IL 62523 F

City of Chicago
Dept. of Finance
676392



Real Estate
Transfer
Stamp

\$243.75

10/17/2014 10:13

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Batch 8,922,169