## **UNOFFICIAL COPY**



1431413063 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 11/10/2014 04:04 PM Pg: 1 of 4

Commitment Number: 3284422 Seller's Loan Number: 1703538226

1000 M This instrument prepared by Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 55%, Cincinnati, Ohio 45209 (513) 247-9605.

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

Mail Tax Statements To: TRAVIS LARSEN: 3942 LAUREL CANYON BLVD 131 STUDIO **CITY CA 91604** 

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 20-22-319-004

#### SPECIAL WARRANTY DEED

.**EOX** 162

4281-62

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is P.O. Box 650043, Dallas, TX 75265-0043, hereinated grantor, for \$28,000.00 (Twenty Eight Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to TRAVIS LARSEN, hereinafter grantee, whose ax mailing address is 3940 LAUREL CANYON BLVD 131 STUDIO CITY CA 91604, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS: LOT 47 IN WILCOX AND ALLEN'S SUBDIVISION OF BLOCK 4 OF L.C.P. FREER (RECEIVER) SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 6913 S CALUMET AVE CHICAGO IL 60637

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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.

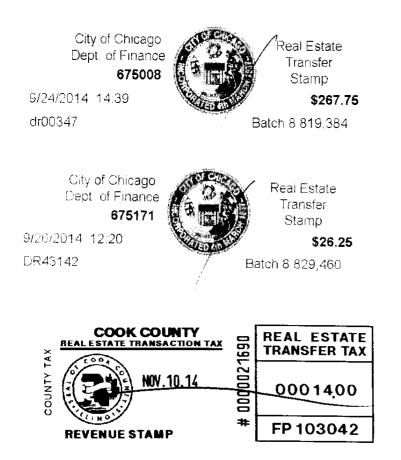
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

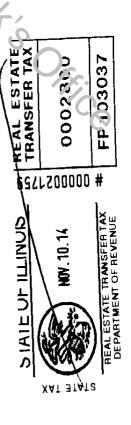
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee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

Prior instrument reference: 1223634081

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$33,600.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM FNCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$33,600.00 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.





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# **UNOFFICIAL COPY**

Executed by the undersigned on $6-20$ , 2014:
FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION
By: Service Link a Division of Chicago Title Insurance Company, its Attorney In Fact
By:
Name: Cherri Springer
Title: AVP
A Power of Attorne; relating to the above described property was recorded on 10/24/2011 at Document Number: 1129747007.
STATE OF Pennsyivania
COUNTY OF ALLEGHENY
ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 2 day of Chern Springer . His 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 have
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 wa
voluntarily executed under and by virtue of the authority given by said instrument granting
him/her power of attorney.
COMMONWEALTH OF PENNSYLVANIA
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County No Commission Expires Sept. 4, 2017 NOTARY PUBLIC
MY COMMISSION CAPITES MY Commission Expires  MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES MY Commission Expires
MUNICIPAL TRANSFER STAMP COUNTY/ILLINOIS TRANSFER STAMP
(If Required) (If Required)
EXEMPT under provisions of Paragraph Section 31-45, Property Tax Code.
Date:
Buyer, Seller or Representative

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## **UNOFFICIAL COPY**

### **Plat Act Affidavit**

STA	TE OF Pennsylvania	
COUNTY OF ALLEGHENY		
I, (Name) being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 6913 S CALUMET AVE CHICAGO IL 60637, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):		
1.	The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;	
2.	The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access:	
3.	The sale or exchange of pacels of land between owners of adjoining and contiguous land;	
4.	The conveyance of parcels of 1 and or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;	
5.	The conveyance of land owned by rainoral or other public utility which does not involve any new streets or easements of access;	
6.	The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;	
7.	Conveyance made to correct descriptions in prior conveyances.	
8.	The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.	
9.	The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements application to the subdivision of land.	
10.	The conveyance of land does not involve any land division and is described in the same manuer as title was taken by grantor(s).	
	FIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements blicable to the subdivision of land are met by the attached deed and the land described therein.	
()	SUBSCRIBED and SWORN to before me this 2 day of	
(~*.	NOTARY: (seal)	

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