

# UNOFFICIAL COPY



Doc#: 1432522078 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/21/2014 11:49 AM Pg: 1 of 3

Commitment Number: 3298233  
Seller's Loan Number: 1704609803

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

EXEMPTION APPROVED

  
CRAIG M. LESNER, CFO  
VILLAGE OF OAK PARK

Mail Tax Statements To: CHUNHO HUANG: 18A KINGERY QUARTER APT 104  
WILLOWBROOK IL 60527

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
16-08-319-046-1001

BOX 162

SPECIAL WARRANTY DEED

14324-86

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is P.O. BOX 650043, DALLAS, TX 75265-0043, hereinafter grantor, for \$49,000.00 (Forty Nine Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to CHUNHO HUANG, hereinafter grantee, whose tax mailing address is 18A KINGERY QUARTER APT 104 WILLOWBROOK IL 60527, the following real property:

\*A Single Person

All that certain condominium situated in the City of Oak Park, County of Cook, State of Illinois, being known and designated as follows: UNIT NO. 237-G IN TERRA COTTA COURT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 7, 8, AND 9 IN RESUBDIVISION OF LOTS 20 TO 23, 46 TO 49 AND 72 TO 77 ALL INCLUSIVE AND PORTIONS, OF ALLEY VACATED BY TOWN BOARD OF OAK PARK OF O.R. ERWIN'S SUBDIVISION OF THE SOUTH 1466.5 FEET OF THE EAST HALF OF THE WEST

3

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**HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 26, 2004 AS DOCUMENT NO. 0405739007 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**  
**Property Address is: 237 WASHINGTON BLVD #G OAK PARK IL 60302**

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.

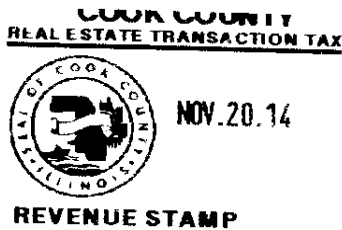
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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: **1414813055**

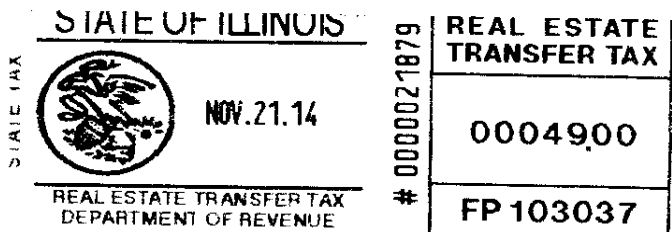
GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$58,800.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$58,800.00 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.



# 0000021812	<b>REAL ESTATE TRANSFER TAX</b>
	0002450
	FP 103042

EXEMPTION APPROVED  
  
**CRAIG M. LESNEC, CPA**  
 VILLAGE OF OAK PARK



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Executed by the undersigned on 11-5, 2014:

**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**

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

By: [Signature]  
Name: Cherri Springer

Title: AVP

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

STATE OF Pennsylvania  
COUNTY OF ALLEGHENY

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 5 day of Nov, 2014, by Cherri Springer - 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

[Signature]  
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

EXEMPTION APPROVED  
[Signature]  
CRAIG M. LESNIE, CFO  
VILLAGE OF OAK BARK