## UNOFFICIAL COPY

#### SPECIAL WARRANTY DEED

JOINT TENANCY Statutory (Illinois) (Corporation to Individual)

MAIL TO:

5614. cy 535/9/

Tracey Rapp & Associates

Tracey A. Rapp-535 S. Elizabeth

Lombard, IL 60148 Some as below

NAME & ADDRESS OF TAXPAYER:

Jason Herron and Elena Voronova

4643-19th St. Unit 2E-

Berwyn. IL 10102

11625. Grove Luave

1435849003 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2,00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 12/24/2014 08:59 AM Pg: 1 of 4

THE GRANTOR: Fannie Mae A/K//. Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the United States of America Laving its principal office at the following address PO Box 650043, Dallas, TX 75265-0043 and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to Jison Herron and Elena Voronova, of 1162 S. Grove, Oak Park, IL 60302, party of the second part, not in Tenancy in Common, but as Joint Tenants, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

UNIT 6643-2E IN THE 6643-6645 WEST 19TH STREET CONFOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LO 7 22 IN BLOCK 11 IN WALTER G. MCINTOSH'S METROPOLITAN ELEVATED SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29TH, 250% AS DOCUMENT NO. 0636316077, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS:

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

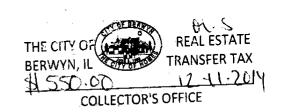
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises herely a ranted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 16-19-410-042-1003

Property Address: 6643 19th St. Unit 2E, Berwyn, 1L 60402

SEE EXHIBIT C ATTACHED HERETO



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| In Witness Whereof, said party   | of the first part has car  | used its corporate seal  | to be hereto affixed,   | and has caused its nan  | ne to be signed to   |
|--|--|--|---|---|--|
| the presents by its Authorized N   | Member, this $X_{\underline{\hspace{1em}}}$  | day of $X$   | , 20 10   | 4   |  |
| IMPRESS<br>CORPORATE SEAL<br>HERE  | Anselmo Lind $\operatorname{By} X = \int_{\mathbb{R}^n} \int_{\mathbb{R}^$ | Mus Xuusl  | ney-In-Fact  Member - Thomas J. Ans                                 |   |  |
| STATE OF Initiois  County of Dupage  | )<br>)SS<br>)  |  |   |   |  |
| I, the undersigned, a Notary Inpersonally known to me to be the Federal National Mortgage Assinstrument, appeared before me the said instrument and caused deed of said corporation, for the | he A'morized Member<br>sociation, and personal<br>this day in person and<br>the corporate real of sa   | r of Freedman Anselmo<br>lly known to me to be<br>severally acknowledge<br>aid corporation, as their | o Lindberg LLC as a<br>the same person whe<br>d that as such Author | Attorney-In-Fact for Fact some name is subscribed rized Member, they sign | annie Mae A/K/A<br>I to the foregoing<br>ned and delivered |
| Given under my hand $oldsymbol{X}$   | and notarial seal, this  | 4 day of   | X Notary Public   | ~   | _  |
| "OFFICIALS A. KRAM Notery Public, Stat My Commission Expin   | ER<br>te of Illinois<br>es 05/06/2017  | EXEMPT UNDER   | REAL ESTATE TK  | PARAGRAPH_B_  |  |
| NAME AND ADDRESS OF F<br>Freedman Anselmo Lindberg I<br>1771 W. Diehl Road, Suite 250<br>Naperville, IL 60563  | LLC  | Bu   | Buler, Setter   | or Representative   |  |

Property Address: 6643 19th St. Unit 2E, Berwyn, IL 60402

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE652

PREMIER TITLE 1000 JORIE BLVD . SUITE 136 OAK BROOK, IL 60523 630-571-2111

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#### **EXHIBIT C**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$66,000.00 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 \$66,000.00 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 THE 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**

#### STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a 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 title to real estate under the laws of the State of Illinois.

| Dated 10 ) lc , 20 14                                   | Grantor or Agent   |
|---|--|
|   | //   |
| Subscribed and sworn to the fore me this day of, 20 [v] | Molay Pulk RAMED   |
| M 95  | Motory Public, State of Illinois  Association Expires 05/06/2017 |
| Notary Public   | My Commission Expires 05/06/2017                                 |
| 0/  | 2017   |

The Grantee or his agent affirms that, to the test 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 a 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 title to real estate under the laws of the State of Illinois.

Signature

Subscribed and sworn to before me this

OFFICIAL SEAL\*

DEBORAH A. ANSELMO

Notary Public, State of Illinois

My Commission Expires Jan. 15, 2017

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 of 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.)