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FIRST AMERICAN

File # 2589373



Doc#: 1500601003 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/06/2015 09:49 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 17 day of December, 2014, between **Fannie Mae A/K/A Federal National Mortgage Association**, P.O. Box 650043, Dallas, TX 75265-0043, **GRANTOR** a Corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the State of Illinois and **Harold Dawson, GRANTEE**, 520 Blackstone, Glenwood, IL 60425, WITNESSETH, that the Grantor for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, 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 legally described on **Exhibit A attached hereto**.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the grantor, for himself, and his successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that he has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered 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, he WILL WARRANT AND DEFEND, subject to those exceptions listed on **Exhibit A attached hereto**.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN **\$33,840.00** 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 **\$33,840.00** 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.

See Exhibit "A" attached hereto and made a part hereof

REAL ESTATE TRANSFER TAX		29-Dec-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

32-03-401-056-0000 | 20141201653749 | 0-502-307-456

NO. 3828 REAL ESTATE TRANSFER TAX
 AMOUNT \$0.00
 DATE 12-22-14
 SOLD BY TEN

The Village of GLENWOOD

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, by its authorized signing officer, and attested by its authorized signing officer.

Dated this 17 day of Dec, 20 14

**IMPRESS
CORPORATE SEAL
HERE**

**Fannie Mae A/K/A Federal National Mortgage Association
By First American Title Insurance Company, Attorney in Fact
Signed By:**

[Signature] Authorized Signer of First American Title Insurance Company as Attorney in fact And/or agent
Signature of Corporate Officer Amanda Roberts
Name of Officer
Its Authorized Signer

Attest: [Signature]
Print Name: Jamey Davis

STATE OF Tx, COUNTY OF Dallas ss.

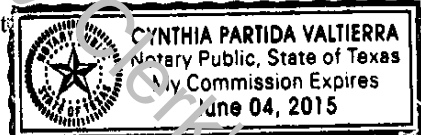
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Amanda Roberts and Jamey Davis, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17 day of Dec, 20 14

[Signature] (Notary Public)

Exempt under 501 CS 200/31-45 Paragraph B of the Real Estate Transfer Tax Act

[Signature] Date 12/22/14
Seller Representative



Prepared by:
Bruce K. Shapiro, Esq.
555 Skokie Blvd.,
Suite 500
Northbrook, IL 60062

Mail To:
Harold Dawson
520 Blackstone,
Glenwood, IL 60425

Name and Address of Taxpayer:
Harold Dawson
520 Blackstone, Ave
Glenwood, IL 60425

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Exhibit "A" – Legal Description

LOT 3 IN PARK AVENUE DEVELOPMENT SUBDIVISION OF THAT PART OF THE SOUTH 2-1/2 ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY LINE OF CLARK STREET AS HERETOFORE DEDICATED IN GLENWOOD GARDENS (BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SAID SECTION 3) ALL IN COOK COUNTY, ILLINOIS..

IN **Cook** COUNTY, ILLINOIS

Subject to: General real estate tax not due and payable at closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number (s): **32-03-401-056-0000**

Address of Real Estate: **410 East Clark Street, Glenwood, IL 60425**

Property of Cook County Clerk's Office

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First American

First American Title Insurance Company
8707 West 95th Street
Hickory Hills, IL 60457
Phone: (708)430-2932
Fax: (866)596-4854

STATEMENT BY GRANTOR AND GRANTEE

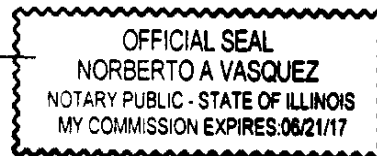
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: December 24, 2014

Signature: *Dawn Buchanan*
Grantor or Agent

Subscribed and sworn to before me by the said *Dawn Buchanan*, affiant, on December 24, 2014.

Notary Public *Norberto A Vasquez*



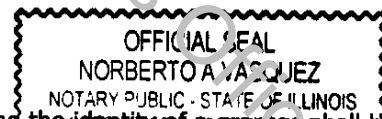
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: December 24, 2014

Signature: *Dawn Buchanan*
Grantee or Agent

Subscribed and sworn to before me by the said *Dawn Buchanan*, affiant, on December 24, 2014.

Notary Public *Norberto A Vasquez*



Note: Any person who knowingly submits a false statement concerning the identity of a grantor 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)