

UNOFFICIAL COPY



Doc#: 1501445072 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/14/2015 12:52 PM Pg: 1 of 2

MAIL TAX
STATEMENT TO

Kaira Demus
449 E 88th St
Chicago IL 60619

SPECIAL WARRANTY DEED- Statutory
REO Case No: C14083B

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 **Seventeen Thousand and 00/100 Dollars (\$17,000.00)** and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **Kaira Demus, 449 E. 88th St., Chicago, IL 60619**, the following described premises:

Lot 3 (EXCEPT the North 15 feet 2 inches thereof) and the North 14 feet 8 inches of Lot 3 in Block 15 in Van Vlissingen Heights Subdivision, a Subdivision of that part of the East 2/3 of the Northwest 1/4 and the North 1/2 of the Northeast Quarter, North of the Indian Boundary Line of Section 12, TWP 37 North, Range 14, East of the Third Principal Meridian, situated in Cook County, Illinois.

Permanent Index Number: 25-12-108-063-0000

Note: For informational purposes only, the land is commonly known as:
9708 South Jeffery Ave., Chicago, IL 60617

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 \$20,400.00 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 \$20,400.00 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: January 9 2015

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 Macou

SS.

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

I, Jennifer L. Dixon, a Notary Public in and for said County, DO HEREBY CERTIFY that Richard 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 January A.D.

2014-2015



Jennifer L. Dixon
Notary Public

Real Estate
Transfer
Stamp

\$127.50

Batch 9,292,972

DOCUMENTARY STAMP	
"exempt under provisions of Paragraph "b" Section 31-45, Property Tax Code (35 ILCS 200/31-45).	
<u>1/9/15</u>	<u>Richard L. Heavner</u>
Date	Buyer, Seller or Representative



City of Chicago
Dept. of Finance

681114

1/14/2015 12:07

dr00347

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Richard L. Heavner of Heavner, Beyers & Mihlar, LLC, Attorneys
145 South Water Street, Decatur, IL 62523 Phone: (217) 422-1719