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Doc#: 1501533054 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/15/2015 12:44 PM Pg: 1 of 4



SPECIAL WARRANTY DEED

2600EJ0

THIS INDENTURE, made this 12 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 **Vianka DeRocher & Candido Garcia**, **GRANTEE**, 2135 E. Sauk Trail, Sauk Village, IL 60411, 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**. * both single as **JOINT TENANTS with Rights of Survivorship**

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 **\$12,000.00** 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 **\$12,000.00** 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 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		12-Jan-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

32-25-418-039-0000 | 20141201655141 | 1-893-942-912

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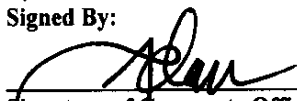
IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, by its authorized signing officer, and attested by it authorized signing officer.

Dated this 12 day of December, 2014

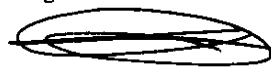
IMPRESS
CORPORATE SEAL
HERE

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

Signed By:


Signature of Corporate Officer
Name of Officer Jamey Davis
Its Authorized Signer

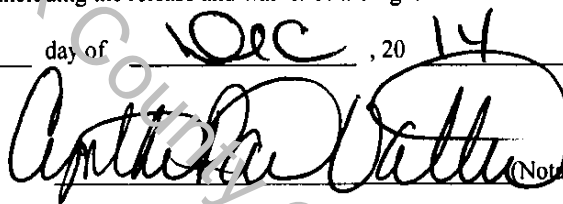
Authorized Signer of First American Title
Insurance Company as Attorney in fact
And/or agent

Attest: 
Print Name: Amanda Roberts

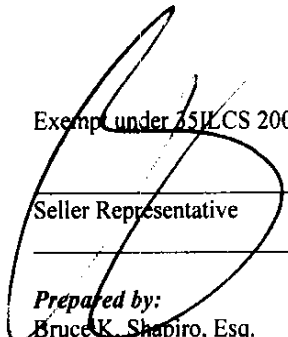
STATE OF Tx, COUNTY OF Dallas ss.

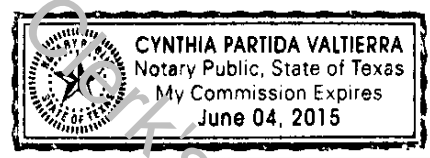
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jamey Davis and Amanda Roberts personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, 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 12 day of Dec, 2014


(Notary Public)

Exempt under 25ILCS 200/31-45 Paragraph B of the Real Estate Transfer Tax Act.


Seller Representative _____ Date 11/6/15



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

Mail To:
Vianka DeRocher & Candido Garcia
2147 East Sauk Trail
Sauk Village, IL 60411

Name and Address of Taxpayer:
Vianka DeRocher & Candido Garcia
2147 East Sauk Trail
Sauk Village, IL 60411

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Exhibit "A" – Legal Description

LOT 1 IN BLOCK 1 IN SOUTHDALE SUBDIVISION UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING NORTH OF SAUK TRAIL ROAD, ACCORDING TO PLAT THEREOF RECORDED OCTOBER 1, 1957 AS DOCUMENT NUMBER 17025805, 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): **32-25-418-039-0000**

Address of Real Estate: **2147 E. Sauk Trail, Sauk Village, IL 60411**

Property of Cook County Clerk's Office

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First American

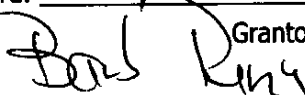
First American Title Insurance Company
18501 Maple Creek Drive
Suite 950
Tinley Park, IL 60477
Phone: (708)429-0044
Fax: (866)524-5676

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: January 05, 2015

Signature:  _____

 Grantor of Agent

Subscribed and sworn to before me by the said _____, affiant, on January 05, 2015.


Notary Public Rose Niven



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: January 05, 2015

Signature:  _____

 Grantee of Agent

Subscribed and sworn to before me by the said _____, affiant, on January 05, 2015.

Notary Public Rose Niven



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)