

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association



Doc#: 1502135014 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/21/2015 09:30 AM Pg: 1 of 4

A corporation created and existing by virtue of the laws of the State of USA, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 19th day of December, 2014, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Dwight Walker, 7411 S. Racine Ave., Chicago, IL 60636

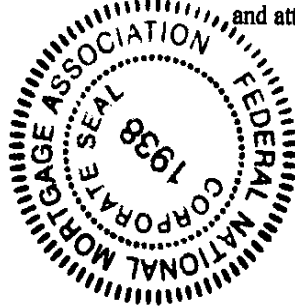
The following described real estate situated in the County of Cook and State of Illinois, to wit:  
LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything, whereby the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to:

PERMANENT REAL ESTATE NUMBER: 20-29-24-005-0000

ADDRESS OF REAL ESTATE 7411 S. Racine Ave., Chicago, IL 60636

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ and attested by its \_\_\_\_\_ the day and year written above.



Fannie Mae AKA Federal National Mortgage Association

[Signature]  
\_\_\_\_\_  
Vice President

STATE OF TX

COUNTY OF Dallas

I, Christina C. Thomason, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_ personally known to be \_\_\_\_\_ of Fannie Mae AKA Federal National Mortgage Association, and personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and caused the corporate seal of the aforesaid corporation to be affixed thereto, pursuant to authority given by said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation.

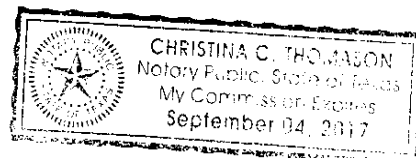
Given under my hand and official seal, this 19 day of December, 2014

Commission expires \_\_\_\_\_, 20 \_\_\_\_\_

[Signature]

NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004



BOX 333-CT

SY  
P 366  
S A  
SC X  
INT 43

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## DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$13,200.00 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 \$13,200.00 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.

7411 S. Racine Ave.  
Chicago, IL 60636

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

LOT 34 IN BLOCK 2 OF J.H. CLOUGH'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE SOUTH 149 FEET THEREOF) OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

7411 S. Racine Ave.  
Chicago, IL 60636

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH 13 SECTION 4,  
REAL ESTATE TRANSFER ACT.

1-9-15  
Date Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX 13-Jan-2015



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-29-224-005-0000 | 20141201653199 | 1-34-451-824

REAL ESTATE TRANSFER TAX 13-Jan-2015



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

20-29-224-005-0000 | 20141201653199 | 1-041-507-968

Mail to:

Dwight Walker  
7044 S. Prairie  
Chicago, IL 60637

Send Subsequent Tax Bills To:

Dwight Walker  
7044 S. Prairie  
Chicago, IL 60637

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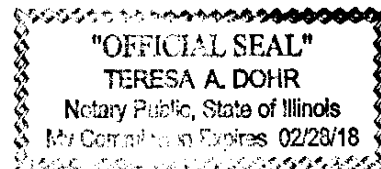
## STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated 1-9, 2015 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said grantor  
this 9th day of Jan,  
2015

[Signature]  
Notary Public

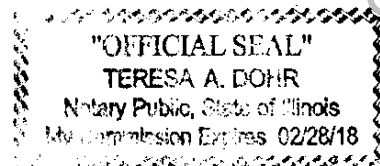


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1-9, 2015 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said grantee  
this 9th day of Jan,  
2015

[Signature]  
Notary Public



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 Tax Act.]