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SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association



Doc#: 1502642041 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/26/2015 10:18 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 24th day of December, 2014, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Eufemio Garcia, and Eufemio Garcia, and Rodolfo Sanchez, 8995 Kennedy Dr. #2G Des Plaines, IL 60016

The following described real estate situated in the County of Cook and State of Illinois, to wit: *as to an undivided 75% interest
LEGAL DESCRIPTION ATTACHED ** as to a 25% interest as tenants in common not joint tenants

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: 19-12-423-020-0000

ADDRESS OF REAL ESTATE 5353 S. Artesian Ave., Chicago, IL 60632

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

Toni Garv

Toni Garv

ASST. VICE PRESIDENT



STATE OF TX

COUNTY OF Dallas

I, Lameshia Allen, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Toni Garv personally known to be ASST. VICE PRESIDENT 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.

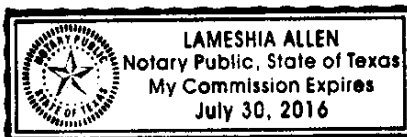
Given under my hand and official seal, this 24 day of Dec, 2014

Commission expires _____, 20 _____

Lameshia Allen
NOTARY PUBLIC

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

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DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$52,800.00 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 \$52,800.00 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.

5353 S. Artesian Ave.
Chicago, IL 60632

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION



LOT 614 IN D.J. KENNEDY'S PARK ADDITION IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

5353 S. Artesian Ave.
Chicago, IL 60632

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

1-15-15 
Date Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		16-Jan-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
19-12-423-020-0000 20141201654214 1-378-084-480		

REAL ESTATE TRANSFER TAX		16-Jan-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
19-12-423-020-0000 20141201654214 0-520-689-280		

Mail to:

Eufemio Garcia
8995 Kennedy Dr, #26
Des Plaines, IL 60016

Send Subsequent Tax Bills To:

Eufemio Garcia
8995 Kennedy Dr, #26
Des Plaines, IL 60016

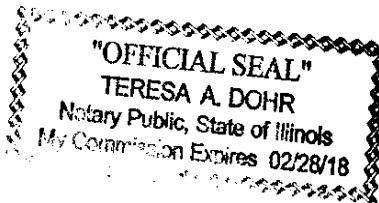
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STATEMENT BY GRANTOR AND GRANTEE

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 1-15, 2015 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Grantor
this 15th day of Jan.
2015

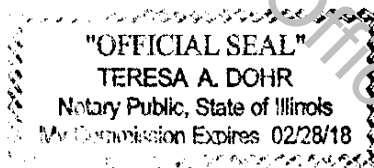


[Signature]
Notary Public

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 1-15, 2015 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said grantee
this 15th 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.]