

UNOFFICIAL COPY



Doc#: 1504022053 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/09/2015 11:40 AM Pg: 1 of 2

MAIL TAX
STATEMENT TO:

Geinger Sanchez
2325 N. Austin
Chicago IL 60639

SPECIAL WARRANTY DEED- Joint Tenants
REO Case No: C131C94

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 **One Hundred Two Thousand One Hundred Fifty and 00/100 Dollars (\$102,152.00)** and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **Geinger Sanchez and Enma Salazar, not as tenants in common, but as Joint Tenants, 76 E. Shagbark Lane, Streamwood, IL 60107**, the following described premises:

Lot 41 and the South 12-1/2 feet of Lot 42 in Block 7 in Hanson's Subdivision of part of the West 1/2 of the Northeast 1/4 of Section 32, Township 40 North, Range 13 East of the Third Principal Meridian, lying North of the center line of Grand Avenue, in Cook County, Illinois.

NOTE: For informational purposes only, this land is commonly known as:
2235 Marmora Ave., Chicago, IL 60639

Permanent Index Number: 13-32-210-011-0000

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 **\$122,582.40** 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 **\$122,582.40** 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 29, 2015

Fannie Mae A/K/A Federal National Mortgage Association

By: Heavner, Beyers & Mihlar, LLC as Attorney-in-Fact

By: Richard L. Heavner
Its: Managing Member

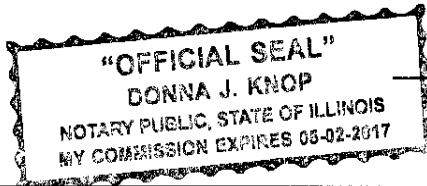
STATE OF ILLINOIS

COUNTY OF Macou) SS.

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

I, Donna J. Knop, a Notary Public in and for said County, DO HEREBY CERTIFY that Richard L. 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 29th day of January, A.D., 2015

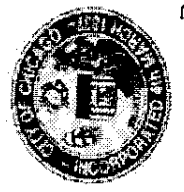


Donna J. Knop
Notary Public

DOCUMENTARY STAMP	
"exempt under provisions of Paragraph "b", Section 31-45, Property Tax Code (35 ILCS 200/31-45)"	
<u>1-29-15</u>	<u>Richard L. Heavner</u>
Date	Buyer, Seller or Representative

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

Real Estate Transfer Stamp
\$768.75
Batch 9,391,036



City of Chicago
Dept. of Finance
682324

2/6/2015 13:41
356006