



Doc#: 1505701046 Fee: \$46.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/26/2015 02:28 PM Pg: 1 of 5

3800-2804  
REO #C1310F3

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that 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, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to Gregory Brown, address: 4749 N Beacon St, #1S, Chicago, IL 60640, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

PARCEL 1:

UNIT NO. 21-K IN 720 GORDON TERRACE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 5 AND 6 IN BLOCK 3 IN WALLER'S ADDITION TO BUENA PARK IN FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

SUB-LOTS 26 AND 27 IN WALLER'S SUBDIVISION OF LOT 7 IN BLOCK 3 AND LOT 7 IN BLOCK 4 IN WALLER'S ADDITION TO BUENA PARK IN FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 5, 6, 7, 8 AND THAT PART OF LOT 25 LYING BETWEEN THE EAST LINE OF LOT 4 EXTENDED NORTH AND THE EAST LINE OF LOT 8 EXTENDED NORTH, BEING THAT PORTION OF LOT 25 LYING NORTH OF AND ADJOINING LOTS 5, 6, 7 AND 8 ALL IN SIMMONS AND GORDON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 10 AND 19 AND VACATED STREET LYING BETWEEN SAID LOTS IN THE SCHOOL TRUSTEES' SUBDIVISION OF FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR 720 GORDON TERRACE CONDOMINIUM ASSOCIATION DATED MAY 5, 1978, AND FILED FOR RECORD ON JUNE 14, 1978 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, RECORDED AS DOCUMENT 24491225 AND FILED AS DOCUMENT LR3024350, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

FIRST AMERICAN

File # 2510882  
1972

Handwritten notes: S, P, N, SC, Y, INT, ID, GA

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

	23-Feb-2015
<b>REAL ESTATE TRANSFER TAX</b>	1,170.00
CHICAGO:	0.00
CTA:	1,170.00
<b>TOTAL:</b>	<b>0-546-144-640</b>
14-16-303-035-1191   20150201664644	

	23-Feb-2015
<b>REAL ESTATE TRANSFER TAX</b>	0.00
COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>1-741-749-888</b>
14-16-303-035-1191   20150201664644	

# UNOFFICIAL COPY

(EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF), IN COOK COUNTY, ILLINOIS.

Commonly known as: 720 W Gordon Terrace, #21K, Chicago, IL 60613  
Property Index No. 14-16-303-035-1191

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for the year of 2014, and subsequent years;
- (b) building setback lines, rights, easements, limitations, covenants, conditions and/or restrictions of record;
- (c) rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any;
- (d) provisions, conditions, covenants, restrictions, options, assessments and easements as created by the Declaration of Condominium recorded as document 24491225 and any amendments thereto;
- (e) grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$185,900.00 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 \$186,900.00 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

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and,
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this 19<sup>th</sup> day of February, 2015.

# UNOFFICIAL COPY

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG, LTD. Attorney In Fact

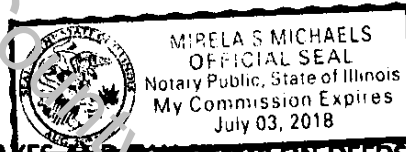
By: \_\_\_\_\_  
Holder of Limited POA

STATE OF ILLINOIS  
COUNTY OF COOK

I, Mirela S Michaels, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Daniel H. Olswang, personally known to me to be the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 19th day of February, 2018  
Mirela S Michaels  
Notary Public

Prepared by:  
Hauselman, Rappin & Olswang, Ltd.  
29 E. Madison St., Suite 950  
Chicago, IL 60602  
(312) 372-2020



SELLER IS EXEMPT FROM PAYMENT OF STATE TAXES AND TAX STAMP ON DEEDS PURSUANT TO 12 U.S.C. 1723a(c)(2).

EXEMPT UNDER PROVISIONS OF PARAGRAPH B OF SECTION 31.45 PROPERTY TAX CODE

2/19/18  
Date \_\_\_\_\_  
Signature \_\_\_\_\_

MAIL TO:

KIM FREELAND  
662 W. GRAND  
CHICAGO IL 60654

Tax Bill TO:

Gregory Brown  
720 W. Gordon Terrace, #21K  
Chicago, IL 60613

# UNOFFICIAL COPY

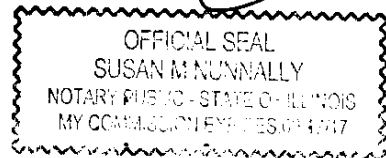
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 February 20, 2015

Signature: *A. Marie Zep*  
Grantor or Agent

Subscribed and sworn to before me  
By the said agent  
This 20 day of February, 2015.  
Notary Public Susan M. Nunnally

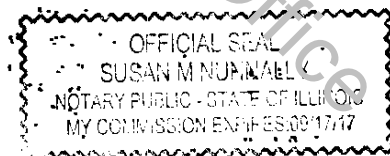


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date February 20, 2015

Signature: *A. Marie Zep*  
Grantee or Agent

Subscribed and sworn to before me  
By the said agent  
This 20 day of February, 2015.  
Notary Public Susan M. Nunnally



Note: Any person who knowingly submits a false statement concerning the identity of 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.)