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SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association



Doc#: 1506910011 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/10/2015 09:51 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 7th day of January, 2015, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Galaxy Realty Management LLC, 11235 Twin Lake Dr., Orland Park, IL 60467

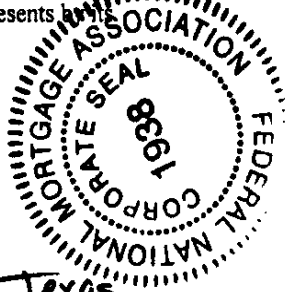
The following described real estate situated in the County of Cook and State of Illinois, to wit:
LEGAL DESCRIPTION ATTACHED

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: 20-30-432-031-0000

ADDRESS OF REAL ESTATE 7844 S. Hermitage Ave. Chicago, IL 60620

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 hereon, and attested by its _____ the day and year written above.



Fannie Mae AKA Federal National Mortgage Association

Gina Dennis

Assistant Vice President

STATE OF Texas
COUNTY OF Dallas

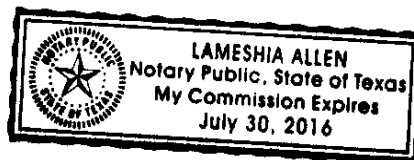
I, Lameshia Allen, a Notary Public, and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Gina Dennis personally known to be Assistant Vice President of Fannie Mae AKA Federal National Mortgage Association, and personally known by me to be the same person whose name is subscribed to 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 7 day of January, 2015

Commission expires 7-30, 2016

L. Allen
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

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LEGAL DESCRIPTION


LOT 16 IN CLARA L. SWANSON'S RESUBDIVISION OF LOTS 1 TO 19, BOTH INCLUSIVE, AND LOTS 31 TO 49, BOTH INCLUSIVE, IN BLOCK 61 IN DEWEY AND VANCE SUBDIVISION OF PARTS OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

7844 S. Hermitage Ave.
Chicago IL 60620

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

REAL ESTATE TRANSFER TAX		06-Feb-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-30-432-031-0000 20150101655743 0-917-556-864		

2-10-15
Date Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		06-Feb-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
20-30-432-031-0000 20150101655743 0-046-050-943		

Mail to:

Send Subsequent Tax Bills To:

Galaxy Realty Management
11235 Twin Lake Dr.
Orland Park IL 60467

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Orland Park, IL 60467

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DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$45,600.00 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 \$45,600.00 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.

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Chicago, IL 60620

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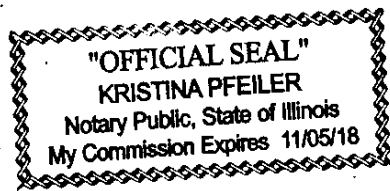
STATEMENT BY GRANTOR AND GRANTEE

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 2-6, 2015 Signature: *Stephni Glover*
Grantor or Agent

Subscribed and sworn to before me by the
said grantor
this 6th day of Feb
2015

Kristina Pfeiler
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 2-6, 2015 Signature: *Stephni Glover*
Grantee or Agent

Subscribed and sworn to before me by the
said grantee
this 6th day of Feb
2015

Kristina Pfeiler
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.]