

# UNOFFICIAL COPY



Doc#: 1508445050 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/25/2015 10:47 AM Pg: 1 of 4

Commitment Number: 3333197  
Seller's Loan Number: 1685257463

This instrument prepared by Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

Mail Tax Statements To: **APOLO GROUP LLC: 5501 N CHESTER AVE 21, CHICAGO, IL 60656**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
12-22-102-010-0000**

## SPECIAL WARRANTY DEED

**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, for \$70,000.00 (Seventy Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **APOLO GROUP LLC**, hereinafter grantee, whose tax mailing address is **5501 N CHESTER AVE 21, CHICAGO, IL 60656**, the following real property:

**Lot 35 in Frank-Lon Homes, Inc. Unit 4, being a subdivision of that part lying West of the right of way of the Chicago, Minneapolis and Sault St. Marie Railway Company, of the South half of the South half of the Northwest Fractional Quarter of Fractional Section 22, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.**

**Property Address is: 9513 NICHOLS AVE., FRANKLIN PARK, IL 60131**



This stamp processed pursuant to  
Section 10B-4 of the  
Franklin Park Village Code  
governing review of documents.

CCRD REVIEWER 

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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.


The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.


TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **1406545058**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$84,000.00 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 \$84,000.00 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.

STATE TAX	STATE OF ILLINOIS	# 0000023103	REAL ESTATE TRANSFER TAX
	 MAR. 25. 15		00070.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103037

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000023049	REAL ESTATE TRANSFER TAX
	 MAR. 24. 15		00035.00
	REVENUE STAMP		FP 103042

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Executed by the undersigned on 2-6, 2015:

**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**

By: **ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact**

By: Laura Pyzdek

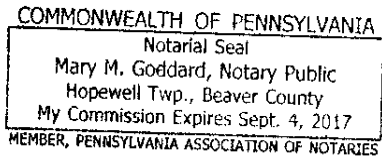
Name: Laura Pyzdek

Title: AVP

A Power of Attorney relating to the above described property was recorded on 01/22/2015 at Document Number: 1502234039.

STATE OF PA  
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 6 day of Feb, 2015, by Laura Pyzdek, AVP of ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, ~~who is known to me or has shown \_\_\_\_\_ as identification~~ who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.



Mary M. Goddard  
NOTARY PUBLIC  
My Commission Expires 9-4-17

**MUNICIPAL TRANSFER STAMP  
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)**

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative

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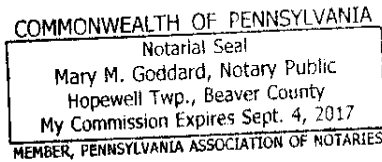
## STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 2-6, 2015

*Lauren Pyzoha*  
Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said LAUREN Pyzoha  
this 6 day of Feb  
2015.



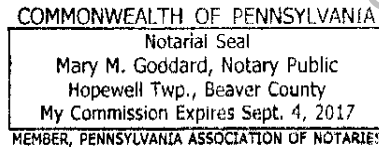
NOTARY PUBLIC *Mary M. Goddard*

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 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.

Date 2-6, 2015

*Laurie Larson*  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said Laurie Larson  
This 6 day of Feb  
2015.



NOTARY PUBLIC *Mary M. Goddard*

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.)