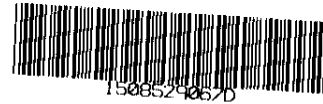


UNOFFICIAL COPY



Doc#: 1508529067 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/26/2015 02:28 PM Pg: 1 of 3

EXEMPTION APPROVED


CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK

Commitment Number: 3326396
Seller's Loan Number: 1707582058

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: DANIEL J. DUFFY: 644 LAKE ST. APT 2W, OAK PARK, IL
60301

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
16-07-219-028-1006

15078-62

SPECIAL WARRANTY DEED

BOX 162

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is P.O. Box 650043, Dallas, TX 75265-0043, hereinafter grantor, for \$70,675.00 (Seventy Thousand Eight Hundred Seventy Five Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to DANIEL J. DUFFY, hereinafter grantee, whose tax mailing address is 644 LAKE ST. APT 2W, OAK PARK, IL 60301, the following real property:

ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS: UNIT 2W, AND THE RIGHT TO EXCLUSIVE USE AND POSSESSION, AS A LIMITED COMMON ELEMENT OF PARKING SPACE NO. 8, IN 640-44 LAKE STREET CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 11 IN C.B. SCOVILLE'S SUBDIVISION OF LOT 22 IN J.W. SCOVILLE'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7,

CCRD REVIEWER 

UNOFFICIAL COPY

TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25033782 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property Address is: 644 LAKE ST. APT 2W, OAK PARK, IL 60301

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: 1415544022

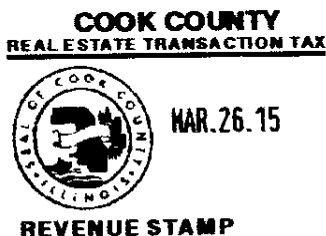
GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$85,050.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$85,050.00 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.

EXEMPTION APPROVED

CML
CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK

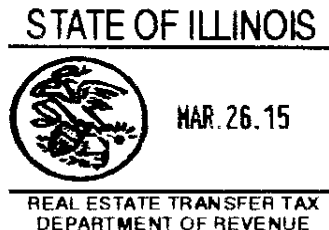
COUNTY TAX



0000023072

REAL ESTATE TRANSFER TAX
00035.50
FP 103042

STATE TAX



0000023127

REAL ESTATE TRANSFER TAX
00071.00
FP 103037

UNOFFICIAL COPY

Executed by the undersigned on 2-4, 2015:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

By: *Lauren Pyzala*

Name: *LAUREN Pyzala*

Title: *AVP*

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

STATE OF *Pennsylvania*
COUNTY OF *ALLEGHENY*

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this *4* day of *Feb*, 2015, by *LAUREN Pyzala* *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.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Howell Twp., Beaver County
My Commission Expires Sept. 4, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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