

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association



Doc#: 1508534086 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/26/2015 02:19 PM 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 4th day of March, 2015, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Karl Morgan, 1238 S. Troy, Chicago, IL 60623

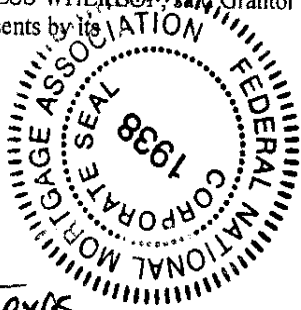
The following described real estate situated in the County of Cook and State of Illinois, to wit:
LEGAL DESCRIPTION ATTACHED

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: 16-22-413-012-0000

ADDRESS OF REAL ESTATE 1833 S. Komensky Ave., Chicago, IL 60623

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 by its _____ 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 in 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 4 day of March, 2015

Commission expires _____, 20____

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

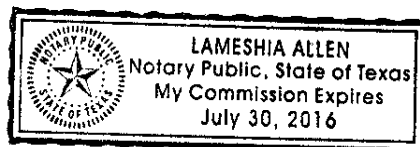
REAL ESTATE TRANSFER TAX

25-Mar-2015

CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00



16-22-413-012-0000 | 20150301669808 | 1-642-973-568





11500511
101
FIDELITY NATIONAL TITLE

UNOFFICIAL COPY**LEGAL DESCRIPTION**

LOT 46 (EXCEPT THE SOUTH 10 FEET THEREOF) AND THE SOUTH 15 FEET OF LOT 47 IN ALEXANDER BURKE'S DAUGHTER'S SUBDIVISION OF LOTS 15, 16, 17, 18, 19, 20, 37, 38, 39, 40, 41, 42 AND 48 IN FEINBERGS SUBDIVISION OF THE NORTH ONE HALF OF LOT 7 IN THE SUBDIVISION BY THE EXECUTORS OF W. BUTLER OF LOT 3 IN ASSESSORS DIVISION IN THE SOUTH EAST ONE QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE SOUTH ONE HALF OF LOT 7 IN THE SUBDIVISION OF LOT 3 AND AFORESAID IN COOK COUNTY, ILLINOIS.

1833 S. Komensky Ave.
Chicago, IL 60623

REAL ESTATE TRANSFER TAX		25-Mar-2015	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

16-22-413-012-0000 | 20150301669808 | 2-098-342-272

Mail to:

KARL Morgan
~~LaCouture & Watts~~

1238 S. Troy
Chicago, IL 60623

Send Subsequent Tax Bills To:

KARL Morgan

1238 S. Troy
Chicago, IL 60623

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DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$38,400.00 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 \$38,400.00 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.

1833 S. Komensky Ave.
Chicago, IL 60623

Property of Cook County Clerk's Office

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FIDELITY NATIONAL TITLE

20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000

FAX: (312) 621-5033

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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 3/20/15, _____ Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Agent
this 20th day of March 2015

[Signature]
Notary Public

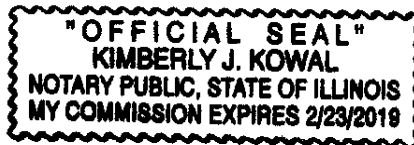


The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 3/20/15, _____ Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Agent
this 20th day of March 2015

[Signature]
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.]