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Doc#: 1509145102 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/01/2015 03:10 PM Pg: 1 of 3

Commitment Number: 3333185
Seller's Loan Number: 1689380902

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: **VICTOR MORENO: 1611 N 12TH AVE., MEROSE PARK, IL
60160**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
12-33-219-004-0000**

SPECIAL WARRANTY DEED

3086-141
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 \$61,425.00 (Sixty One Thousand Four Hundred Twenty Five Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **VICTOR MORENO**, hereinafter grantee, whose tax mailing address is **1611 N 12TH AVE., MEROSE PARK, IL 60160**, the following real property:

All that certain parcel of land situate in the County of Cook, State of Illinois, being more particularly described as follows: Lot 4 in Block 12 in Fullerton Gardens of the East 1/2 of the Northeast 1/4 of Section 33, Township 40 North, Range 12, and the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 28, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address is: 2225 RUBY ST., MELROSE PARK, IL 60164

CCRD REVIEWER
3

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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.

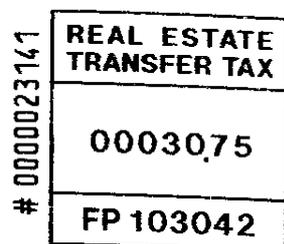
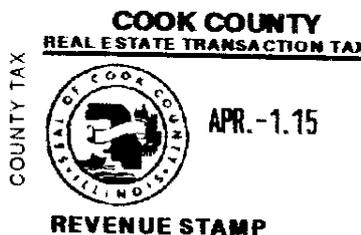
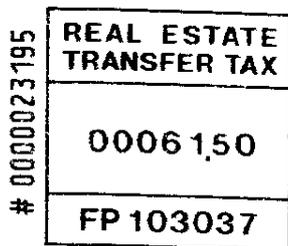
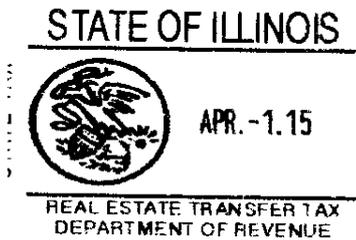
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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: **1419013053**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$73,710.00 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 \$73,710.00 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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Executed by the undersigned on 3-3, 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 Pyzoha

Name: Lauren Pyzoha

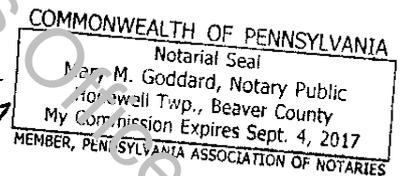
Title: AVP

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 3 day of March, 2015, by Lauren Pyzoha, 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