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Doc#: 1510622070 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/16/2015 02:19 PM Pg: 1 of 4

Commitment Number: 3333099
Seller's Loan Number: 4005538651

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: C & L GROUP LLC, 3809 S PARNELL AVE., CHICAGO, IL
60609

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
19-01-105-013-0000

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 \$75,915.00 (Seventy Five Thousand Nine Hundred Fifteen Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **C & L GROUP LLC**, hereinafter grantee, whose tax mailing address is **3809 S PARNELL AVE., CHICAGO, IL 60609**, 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: The West 18 feet of Lot 59 and all of Lot 60, (except the West 16 feet thereof) in Block 1 in Osborn's Subdivision of Lot 5 in the Superior Court partition of that part of the West 1/2 of the Northwest 1/4 of Section 1, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address is: 3027 W 39TH PL., CHICAGO, IL 60632

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: **1301401111**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$91,098.00 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 \$91,098.00 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.

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000023092	REAL ESTATE TRANSFER TAX
	 MAR. 27. 15 REVENUE STAMP		00038.00
			FP 103042

STATE TAX	STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000023147	REAL ESTATE TRANSFER TAX
	 MAR. 27. 15		00076.00
			FP 103037

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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

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.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell 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)**

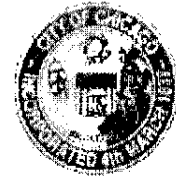
EXEMPT under provisions of Paragraph _____

Date: _____

Buyer, Seller or Representative

COUNTY/ILLINOIS TRANSFER STAMP

City of Chicago
Dept. of Finance
684765



Real Estate
Transfer
Stamp

3/27/2015 14:04
dr00764

\$798.00

Batch 9.622,293

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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.

Dated 3-3, 2015

Lauren Pyzoha
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Lauren Pyzoha
this 3 day of March,
2015.

NOTARY PUBLIC

Mary M. Goddard

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

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 3-3, 2015

Heather Moeser
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said HEATHER MOESER
This 3 day of March,
2015.

NOTARY PUBLIC

Mary M. Goddard

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

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.)