

FIRST AMERICAN TITLE  
FILE # 2561927



SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
CORPORATION

Doc#: 1513110111 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/11/2015 02:55 PM Pg: 1 of 4

Preparer File: REO IL 1/3/66  
FATIC No.:

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043, Dallas, Texas 75265-0043, a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Miguel A. Rosales and Susan Rosales, of 5804 N Marmora Chicago, IL. 60646 of the County of Cook, the following described Real Estate situated in the County of in the State of IL to wit:

*Not as Tenants in Common but as Joint Tenants with Rights of Survivorship*  
See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor. **GRANTEE HERIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$185,880.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$185,880.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF 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 FOC ECLSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.**

Permanent Real Estate Index Number(s): 12-24-108-022-0000 Vol. 0313

Address(es) of Real Estate: 3715 North Ottawa Avenue  
Chicago, IL 60634

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, and attested by its this:

30th day of April, 2015

Fannie Mae A/K/A Federal National Mortgage Association

By: [Signature]  
Kenneth J. Johnson, Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association

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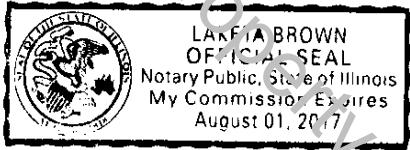


# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kenneth J. Johnson, personally known to me to be the Attorney In Fact of the Fannie Mae A/K/A Federal National Mortgage Association and , personally known to me to be the Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such that Kenneth J. Johnson and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 30 day of April, 2015.



[Signature]  
Notary Public

Exempt under provisions of paragraph B Section 32-45, real estate transfer tax law.

Dated: 4-30-15

[Signature]  
Signature of Buyer, Seller, or Representative

Prepared by:  
Johnson, Blumberg, & Associates, LLC  
230 W. Monroe Street, Suite 1125  
Chicago, Illinois 60606

Mail to:  
Miguel A. Rosales and Susan Rosales  
5804 N Marmora  
Chicago, IL. 60646

Name and Address of Taxpayer:  
Miguel A. Rosales and Susan Rosales  
5804 N Marmora  
Chicago, IL. 60646

REAL ESTATE TRANSFER TAX		04-May-2015
	CHICAGO:	1,162.50
	CTA:	465.00
	TOTAL:	1,627.50
12-24-108-022-0000   20150401682699   0-114-783-616		

REAL ESTATE TRANSFER TAX		04-May-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
12-24-108-022-0000   20150401682699   1-500-411-264		

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## Exhibit "A" – Legal Description

LOT 22 IN BLOCK 4 IN VOLK BROTHER'S MAHLER ESTATE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER, NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## 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 of Assignment of Beneficial Interest in 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 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.

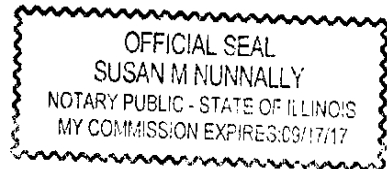
Dated April 30, 20 15

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me

By the said agent  
This 30 day of April, 20 15.

Notary Public [Signature]



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 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 April 30, 20 15

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me

By the said agent  
This 30 day of April, 20 15.

Notary Public [Signature]



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.)