

# UNOFFICIAL COPY

1st AMERICAN TITLE order # 2605953



Doc#: 1513810102 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/18/2015 12:36 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED


THIS INDENTURE, made this 15 day of April, 2015, between **Fannie Mae A/K/A Federal National Mortgage Association**, P.O. Box 650043, Dallas, TX 75265-0043, **GRANTOR** a Corporation created and existing under and by virtue of the laws of the State of TX and **Delian Drakeford, GRANTEE**, of 9346 South Michigan Avenue, Chicago, IL 60617, and duly authorized to transact business in the State of Illinois, WITNESSETH, that the Grantor for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, and to their heirs and assigns. FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and legally described on **Exhibit A attached hereto**.



Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the grantor, for himself, and his successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that he has not done or suffered to be done, anything whereby the said premises hereby granted are, or January be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, he WILL WARRANT AND DEFEND, subject to those exceptions listed on **Exhibit A attached hereto**.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN **\$12,600.00** 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 **\$12,600.00** 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.

*See Exhibit "A" attached hereto and made a part hereof*

REAL ESTATE TRANSFER TAX		14-May-2015
	CHICAGO:	78.75
	CTA:	31.50
	TOTAL:	110.25
26-06-313-003-0000   20150401679591   1-924-255-104		

REAL ESTATE TRANSFER TAX		14-May-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
26-06-313-003-0000   20150401679591   1-415-892-352		

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, by its authorized signing officer, and attested by its authorized signing officer.

Dated this 15 day of April, 20 15

IMPRESS  
CORPORATE SEAL  
HERE

**Fannie Mae A/K/A Federal National Mortgage Association  
By First American Title Insurance Company, Attorney in Fact**

Signed By:

[Signature]  
Signature of Corporate Officer  
Name of Officer Jamey Davis  
Its Authorized Signer

Authorized Signer of First American Title  
Insurance Company as Attorney in fact  
And/or agent

Attest: [Signature]  
Print Name: Sandra Taylor

STATE OF Tx, COUNTY OF Dallas ss.

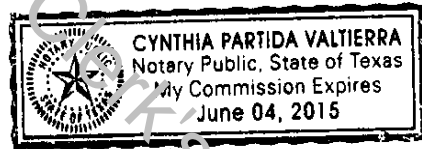
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jamey Davis and Sandra Taylor, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of April, 20 15

[Signature]  
(Notary Public)

Exempt under 2511CS 200/31-45 Paragraph B of the Real Estate Transfer Tax Act.

[Signature] Date 4/16/15



**Prepared by:**  
Bruce K. Shapiro, Esq.  
555 Skokie Blvd.,  
Suite 500  
Northbrook, IL 60062

**Mail To:**  
Delian Drakeford  
9346 South Michigan Avenue  
Chicago, IL 60617

**Name and Address of Taxpayer:**  
Delian Drakeford  
9346 South Michigan Avenue  
Chicago, IL 60617

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## Exhibit "A" – Legal Description

**LOT 98 IN A RESUBDIVISION OF LOTS 19 TO 28 INCLUSIVE OF BLOCKS 76, LOTS 23 TO 33 BOTH INCLUSIVE OF BLOCK 78, LOTS 1 TO 44 BOTH INCLUSIVE OF BLOCK 79, LOTS 5 TO 21 BOTH INCLUSIVE AND LOTS 34 TO 44 BOTH INCLUSIVE OF BLOCK 80, AND LOTS 3 TO 9 BOTH INCLUSIVE OF BLOCK 81 IN THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION OF PARTS OF FRACTIONAL SECTION 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

IN **Cook** COUNTY, ILLINOIS

Subject to: General real estate tax not due and payable at closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number (s): **26-06-313-003-0000**

Address of Real Estate: **2707 East 92nd Street Chicago, IL 60617**

Property of Cook County Clerk's Office

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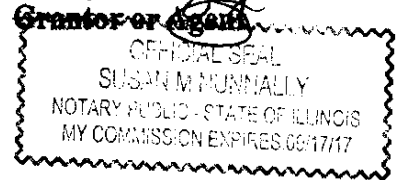
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed 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, 2015

Signature: [Signature]

Subscribed and sworn to before me  
By the said agent  
This 30 day of April, 2015.  
Notary Public [Signature]

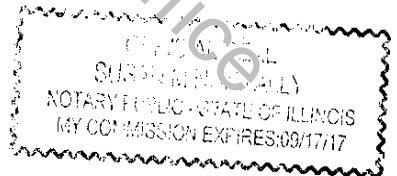


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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, 2015

Signature: [Signature]

Subscribed and sworn to before me  
By the said agent  
This 30 day of April, 2015.  
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.)