## **UNOFFICIAL COPY**

MAIL TAX
STATEMENT TO:
Miguel Oceginera
Cabriela Razo

<u> 10145 S. Avenue M</u>

Chicago, IL leob17



Doc#: 1515544040 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 06/04/2015 01:00 PM Pg: 1 of 2

SPECIAL WARFANTY DEED-Joint Tenants REO Case No: C140M8L

The Grantor, Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043, Dallas, TX 75265-0043 organized and existing under the laws of the United States of America, for and in consideration of Fifty-Seven Thousand and 00/100 Dollars (\$57,000.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to Miguel Oceguera and Gabriela Razo, not as tenants in common but as Joint Tenants, 10145 S. Avenue M, Chicago, IL 60617 the following described premises:

Lot 30 in Block 16 in Ironworker's Addition to South Chicago, being a Sundivision of the South Fractional 1/2 of Section 8, Township 37 North, Range 15, East of the Third Principal Meridian, according to the Plat thereof recorded as Document Number 00139771, in Cook County, Illinois.

Permanent Index Number: 26-08-316-018-0000

Note: For informational purposes only, the land is commonly known as:

10347 S. Avenue H, Chicago, IL 60617

The warranties given herein are limited to the acts of the Grantor. Subject to easements, reservations and restrictions, if any, of record. Subject to all general unpaid real estate taxes.

Grantee accepts conveyance of the premises in "as is" condition and acknowledges that Grantor has made no representation, warranties or guarantees as to the condition of said premises.

CCRD REVIEWER

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Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$68,400.00 for a period of 3 months 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 \$68,400.00 for a period of 3 months 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.

| Dated: <u>5-19-15</u>  |                     |
|--|---------------------|
| Fannie Mae A/K/A Federal National Mortgage Association   |                     |
| By: Heavner Feyers & Mihlar, LbC as Attorney-in-Fact   |                     |
| By: Karland ) / James Its: Managing Member   |                     |
| STATE OF ILLINOIS  |                     |
| COUNTY OF Malon ) SS.  |                     |
| Learning Member as Managing Member Beyors & Mihlar, LLC, as Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Managing Member, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act and as the free and voluntary of said Corporation, being thereunto authorized, for the uses and purposes therein se forth.  GIVEN under my hand and notarial seal this day of A.D. | of<br>n<br>l<br>act |
|  |                     |
| "OFFICIAL SEAL"  JODI K DOTY  NOTARY PUBLIC, STATE OF ILLINOIS  NY COMMISSION PARTIES OF ILLINOIS  | Real Estate         |

"exempt under provisions of Paragraph "b", Section 31-45, Property
Tax Code (35 ILCS 200/81/45)."

Date Buyer, Seller or Representative

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Richard L. Heavner of Heavner, Beyers & Mihlar, LLC, Attorneys 145 South Water Street, Decatur, IL 62523 Phone: (217) 422-1719

ransrer Stamp \$427.50

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City of Chicago Dept. of Finance 688809

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