

UNOFFICIAL COPY



1515939069

Doc#: 1515939069 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/08/2015 12:36 PM Pg: 1 of 3

PREPARED BY:

Codilis & Associates, P.C.
Brian P. Tracy, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

MAIL TAX BILL TO:

Viamonte Realty LLC
PO Box 5140
Lansing, IL 60438

MAIL RECORDED DEED TO:

Viamonte Realty LLC
PO Box 5140
Lansing, IL 60438

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, of P.O. Box 650043 Dallas, TX 75265-0043, a corporation organized and existing under the laws of United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Viamonte Realty LLC, of PO Box 5140 Lansing, IL 60438- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE EAST 50 FEET OF THE WEST 271.01 FEET OF THE SOUTH 182.97 FEET (EXCEPT THE SOUTH 8 FEET THEREOF) AND (EXCEPT THAT PART THEREOF LYING NORTH OF THE CENTER LINE OF LAKE STREET EXTENDED) OF THE EAST HALF OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 30-32-125-032-0000
PROPERTY ADDRESS: 3527 Lake Street, Lansing, IL 60438

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 grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$39,480.00 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 \$39,480.00 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.

REAL ESTATE TRANSFER TAX		08-Jun-2015	
	COUNTY:	16.50	
	ILLINOIS:	33.00	
	TOTAL:	49.50	
30-32-125-032-0000 20150501691669 0-150-781-312			

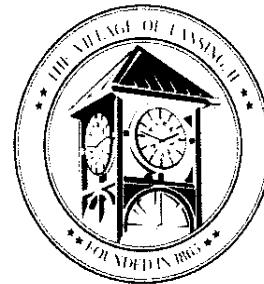
Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

Special Warranty Deed: Page 1 of 2

SY
P
S
SC
INT

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:



**VILLAGE OF LANSING
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Fannie Mae**
Mailing Address: **PO Box 65043**
Dallas, TX 75265
Telephone: **800-737-6643**
Attorney or Agent: **Steve Meeker**
Telephone No.: **708-418-5908**
Property Address **3527 Lake Street**
Lansing, IL 60438
Property Index Number (PIN) **30-32-125-032-0000**
Water Account Number **108 4810 00 11**
Date of Issuance: **May 13, 2015**

State of Illinois)
County of Cook)

This instrument was acknowledged before
me on May 13, 2015 by

Karen Giovane

VILLAGE OF LANSING

By: 
Village Treasurer or Designee

(SEAL)



(Signature of Notary Public)

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.