

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
CORPORATION



15163120230

Doc#: 1516312023 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/12/2015 10:28 AM Pg: 1 of 4

FIRST AMERICAN TITLE  
ORDER NUMBER 2636519

Preparer File: REO IL 15 0236  
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 Casey Jones, of 16331 Lawndale, Markham, IL. 60420 of the County of Cook, the following described Real Estate situated in the County of in the State of IL, to wit:

*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 \$36,000.00 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 \$36,000.00 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 FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.**

Permanent Real Estate Index Number(s): 28-23-116-006-0000 Vol. 032

Address(es) of Real Estate: 3737 Sunset Ave  
Markham, IL 60428

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:

21 day of May, 2015

Fannie Mae A/K/A Federal National Mortgage Association

By:

Kenneth J. Johnson, Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association

S Y  
P 4 GG  
S N  
SC Y  
INT



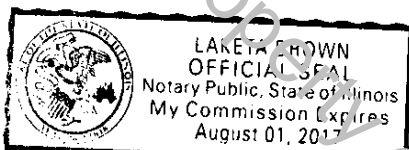
First American  
Title Insurance Company

Special Warranty Deed - Corporation

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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 21 day of May, 20 15.

Notary Public

Exempt under provisions of paragraph 1 Section 32-45, real estate transfer tax law.Dated: 5-28-15

Signature of Buyer, Seller, or Representative

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

Mail to:  
Casey Jones  
16331 Lawndale  
Markham, IL. 60420

Name and Address of Taxpayer:  
Casey Jones  
16331 Lawndale  
Markham, IL. 60420

CITY OF MARKHAM  
Water StampDate 5/21/15\$ 50.00

3701

REAL ESTATE TRANSFER TAX 05-Jun-2015



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

28-23-116-006-0000 | 20150601693501 | 0-286-555-520



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Title Insurance Company

Special Warranty Deed - Corporation

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## Exhibit "A" – Legal Description

LOT 6 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S SOUTHTOWN MANOR,  
BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER SOUTH OF THE  
INDIAN BOUNDARY LINE OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office  
COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_



First American  
Title Insurance Company

Special Warranty Deed - Corporation

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**First American**

First American Title Insurance Company  
 18501 Maple Creek Drive  
 Suite 950  
 Tinley Park, IL 60477  
 Phone: (708)429-0044  
 Fax: (866)524-5676

## 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 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.

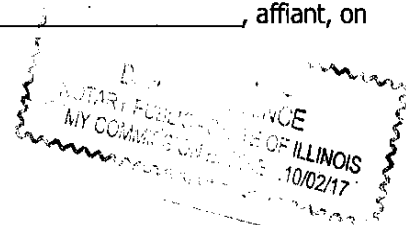
Dated: May 28, 2015

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_, affiant, on  
 May 28, 2015.

Notary Public \_\_\_\_\_



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 and hold title to real estate under the laws of the State of Illinois.

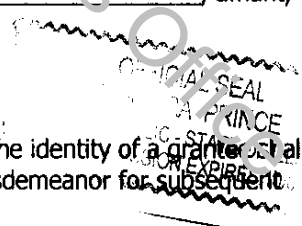
Dated: May 28, 2015

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_, affiant, on  
 May 28, 2015.

Notary Public \_\_\_\_\_



Note: Any person who knowingly submits a false statement concerning the identity of a 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

