

# UNOFFICIAL COPY



Doc#: 1516913113 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/18/2015 03:15 PM Pg: 1 of 3

Commitment Number: 3326484  
Seller's Loan Number: 1704829823

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

Mail Tax Statements To: **MONTY BOATRIGHT Trustee of the Fireball Land Trust: 4653  
N MILWAUKEE, CHICAGO IL 60630**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
19-15-428-023-0000

15168-46


**SPECIAL WARRANTY DEED**

**BOX 162**

**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, for \$51,290.00 (Fifty One Thousand Two Hundred Ninety Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **MONTY BOATRIGHT Trustee of the Fireball Land Trust**, hereinafter grantee, whose tax mailing address is **4653 N MILWAUKEE, CHICAGO IL 60630**, the following real property:

**All that certain parcel of land situated in the City of Chicago, County of Cook, State of Illinois, being known and designated as follows: Lot 9 and the South 1/2 of Lot 8 in Block 3 in Burrow's Subdivision of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 15, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.**

**Property Address is: 6224 S KARLOV AVE CHICAGO IL 60629**

CCRD REVIEWER   
3

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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

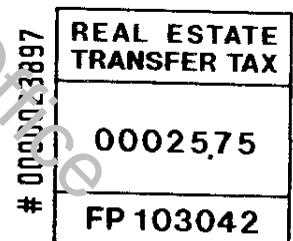
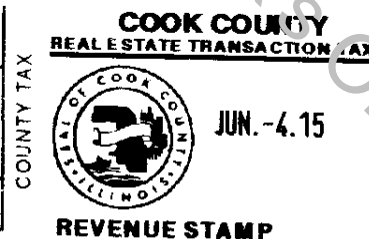
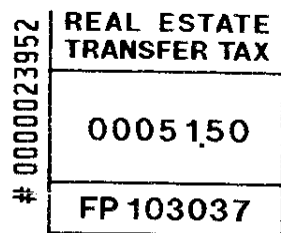
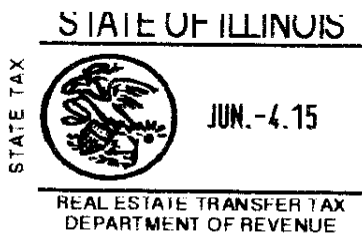
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **1412613055**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$61,548.00 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 \$61,548.00 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.



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Executed by the undersigned on 6-2, 2015:

**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**

**By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact**

By: *Lauren Pyzoha*

Name: Lauren Pyzoha

Title: AVP

A Power of Attorney relating to the above described property was recorded on 01/15/2015 at Document Number: 1501529048.

STATE OF PA  
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 2 day of June, 2015, by Lauren Pyzoha, AVP of **ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown \_\_\_\_\_ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Tobi P. McCoy, Notary Public  
Moon Twp., Allegheny County  
My Commission Expires March 25, 2019  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Tobi P McCoy  
NOTARY PUBLIC  
My Commission Expires 3/25/19

**MUNICIPAL TRANSFER STAMP**  
(If Required)

EXEMPT  City of Chicago  
Dept. of Finance  
**688826**  
Date: 6/4/2015 12:48  
dr00198



**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

Real Estate  
Transfer  
Stamp  
**\$540.75**  
Batch 9,960,065  
erty Tax Code.

\_\_\_\_\_  
Buyer, Seller or Representative