

15-00056

# UNOFFICIAL COPY

**SPECIAL WARRANTY DEED**  
**Statutory (Illinois)**  
**(Corporation to Corporation)**



Doc#: 1517449001 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/23/2015 08:43 AM Pg: 1 of 4

**THE GRANTOR:**

Fannie Mae A/K/A Federal National Mortgage Association a corporation created and existing under and by virtue of the laws of the United States of America having its principal office at the following address PO Box 650043, Dallas, TX 75265-0043 and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of TEN (\$10.00) DOLLARS, and other valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to

RPR Holdings Inc

a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 9981 W. 190th St., Suite H, Mokena, IL 60448, party of the second part, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOT 48 IN BURNSIDE'S LAKEWOOD MANOR UNIT NO. 2, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered 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, it WILL WARRANT AND DEFEND, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 31-33-103-030-0000

Property Address: 22442 Arquilla Drive, Richton Park, IL 60471

SEE EXHIBIT A ATTACHED HERETO

PREMIER TITLE

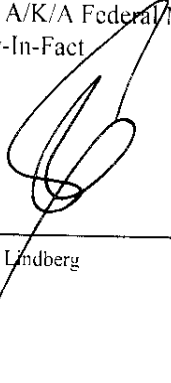
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Attorney-In-Fact, this X 15<sup>th</sup> day of June, 20 15.

NAME OF CORPORATION: Fannie Mae A/K/A Federal National Mortgage Association by: Anselmo Lindberg Oliver LLC as its Attorney-In-Fact

BY: X \_\_\_\_\_  
Authorized Member - Steven C. Lindberg



IMPRESS  
CORPORATE  
SEAL HERE

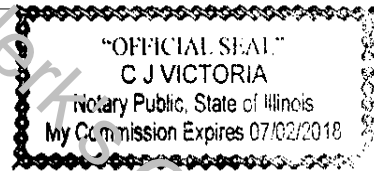
STATE OF Illinois )  
County of Dupage )

Property of Cook County Clerk's Office

IMPRESS  
NOTARIAL  
SEAL HERE

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Steven C. Lindberg personally known to me to be the Authorized Member of Anselmo Lindberg Oliver LLC as Attorney-In-Fact for Fannie Mae A/K/A Federal National Mortgage Association, and personally known to me to be the same person whose name is subscribed on the foregoing instrument, appeared before me in person and severally acknowledged that as such Authorized Member, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed hereto, 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 X 15<sup>th</sup> day of June 20 15  
Commission expires X July 2 20 18 X  
NOTARY PUBLIC



Property Address: 22442 Arquilla Drive, Richton Park, IL 60471

THIS INSTRUMENT WAS PREPARED BY:  
Anselmo Lindberg Oliver LLC  
1771 W. Diehl Road, Suite 250  
Naperville, IL 60563

COUNTY - ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH  
B SECTION 31-45, REAL ESTATE TRANSFER ACT  
DATE: 6-15-15

MAIL TO:  
Attorney at Law  
Kathleen Cunningham  
19201 S. Lagrange Road, Suite ~~205~~ 205  
Mokena, IL 60448

Buyer, Seller or Representative  
**Steven C. Lindberg**

OR RECORDERS OFFICE BOX NO. \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:  
RPR Holdings Inc.  
9981 W. 190th St., Suite H  
Mokena, IL 60448

**PREMIER TITLE**  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-571-2111

RE654S

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## EXHIBIT A

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$74,400.00 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 \$74,400.00 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 THE GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

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## STATEMENT BY GRANTOR AND GRANTEE

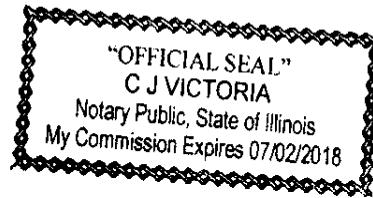
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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 June 15, 2015

Signature \_\_\_\_\_ Grantor or Agent

Subscribed and sworn to before me this 15<sup>th</sup> day of June, 2015

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



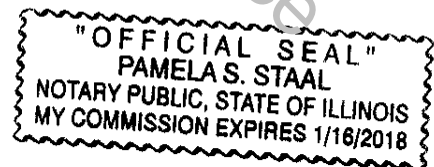
The Grantee or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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 6-17, 2015

Signature \_\_\_\_\_ Grantor or Agent

Subscribed and sworn to before me this 17<sup>th</sup> day of June, 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 provisions of Section 4 of the Illinois Real Estate Transfer Act.)