

UNOFFICIAL COPY



Doc#: 1517404079 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 02:27 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 19 day of May, 2015, between **Fannie Mae A/K/A Federal National Mortgage Association**, P.O. Box 650043, Dallas, TX 75265-0043, **GRANTOR** a Corporation created and existing under and by virtue of the laws of the State of TX and **Anthony Lewis**, **GRANTEE**, of 3917 West 147th Pl, Midlothian, IL 60445, and duly authorized to transact business in the State of Illinois, WITNESSETH, that the Grantor for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and legally described on **Exhibit A attached hereto**.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the grantor, for himself, and his successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that he has not done or suffered to be done, anything whereby the said premises hereby granted are, or May be, in any manner encumbered 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, he WILL WARRANT AND DEFEND, subject to those exceptions listed on **Exhibit A attached hereto**.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN **\$14,400.00** 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 **\$14,400.00** 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 GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

See Exhibit "A" attached hereto and made a part hereof

FIRST AMERICAN
File # 261905

S
P
S
S
INT

Affidavit of Title Covenant and Warranty - Individual

REAL ESTATE TRANSFER TAX

16-Jun-2015



| | |
|-----------|------|
| COUNTY: | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |

FASTDocs 11/2002

28-12-324-030-0000 | 20150601696069 | 1-230-635-904

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, by its authorized signing officer, and attested by its authorized signing officer.

Dated this 19 day of May, 20 15

**IMPRESS
CORPORATE SEAL
HERE**

**Fannie Mae A/K/A Federal National Mortgage Association
By First American Title Insurance Company, Attorney in Fact
Signed By:**

Signature of Corporate Officer [Signature]
Name of Officer Justin Jung
Its Authorized Signer

Authorized Signer of First American Title
Insurance Company as Attorney in fact
And/or agent

Attest: [Signature]
Print Name: Sandra Taylor

STATE OF Tx, COUNTY OF Dallas ss.

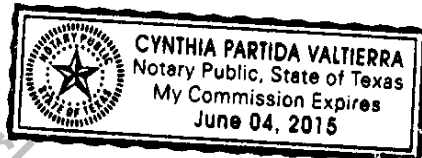
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Justin Jung and Sandra Taylor, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19 day of May, 20 15

[Signature]
(Notary Public)

Exempt under 35ILCS 200/31-45 Paragraph B of the Real Estate Transfer Tax Act.

Seller Representative [Signature] Date 5/20/15



Prepared by:
Bruce K. Shapiro, Esq.
555 Skokie Blvd.,
Suite 500
Northbrook, IL 60062

Mail To:
Anthony Lewis
3917 W 147th Pl
Midlothian, IL 60445

Name and Address of Taxpayer:
Anthony Lewis
3917 W 147th Pl
Midlothian, IL 60445

UNOFFICIAL COPY

Exhibit "A" – Legal Description

LOT 30 IN BLOCK 1 POSEN ACRES RESUBDIVISION, BEING A SUBDIVISION OF LOTS 15 AND 16 OF POSEN ACRES, A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE NORTH 20 ACRES OF THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTH EAST FRACTIONAL QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL LYING NORTH OF THE INDIAN BOUNDARY LINE (EXCEPT THAT PORTION OF SAID LOTS 15 AND 16, IF ANY, EXTENDING BEYOND THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12 AFORESAID) IN COOK COUNTY, ILLINOIS.

IN Cook COUNTY, ILLINOIS

Subject to: General real estate tax not due and payable at closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number (s): **28-12-324-030-0000**

Address of Real Estate: **14423 South Richmond Avenue, Posen, IL 60469**

Property of Cook County Clerk's Office



UNOFFICIAL COPY


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

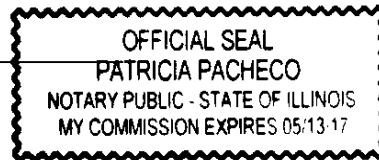
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: June 15, 2015

Signature: 
Grantor or Agent

Subscribed and sworn to before me by the said Bob Rany, affiant, on June 15, 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: June 15, 2015

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said Bob Rany, affiant, on June 15, 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.)

