



Doc#: 1519412063 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/13/2015 02:10 PM Pg: 1 of 4



SPECIAL  
WARRANTY DEED

THIS INDENTURE, made this 30 day of June 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 **Everardo Lopez Torres, GRANTEE** of Lot 90 14001 S. Western Avenue, Dixmoor, IL 60406 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 January 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 **\$9720.00** 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 **\$9,960.00** 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*

REAL ESTATE TRANSFER TAX		02-Jul-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
29-07-409-046-0000   20150601698271   2-051-498-880		

Handwritten signatures and initials, including 'Y', 'JIG', 'N', and 'INT'.

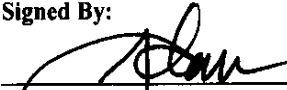
# UNOFFICIAL COPY

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

Dated this 5 day of June, 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 Jamey Davis  
Name of Officer  
Its Authorized Signer

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

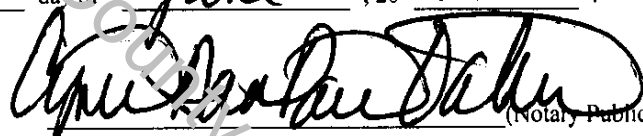
Attest:  
Print Name: Sandra Taylor

STATE OF Texas COUNTY OF Dallas ss.

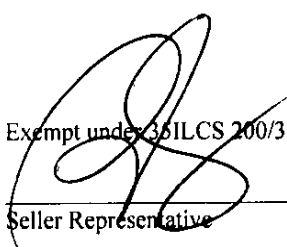
**Jamey Davis**

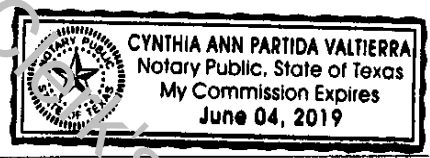
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jamey Davis and Sandra Taylor, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, 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 5 day of June, 20 15.

  
(Notary Public)

Exempt under 36ILCS 200/31-45 Paragraph B of the Real Estate Transfer Tax Act.

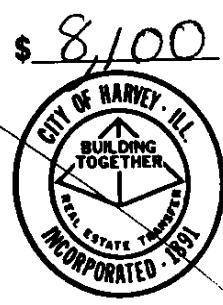
  
Seller Representative \_\_\_\_\_ Date 6/18/15



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

**Mail To:**  
Everardo Lopez Torres  
14831 Lincoln Avenue  
Harvey, IL 60426

**Name and Address of Taxpayer:**  
Everardo Lopez Torres  
14831 Lincoln Avenue  
Harvey, IL 60426



No 20299

# UNOFFICIAL COPY

## Exhibit "A" – Legal Description

**LOT 33 AND THE NORTH 1/2 OF LOT 32 IN BLOCK 181 IN HARVEY, A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SOUTH OF THE INDIAN BOUNDARY LINE, 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): **29-07-409-046-0000**

Address of Real Estate: **1483 Lincoln Avenue, Harvey, IL 60426**

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

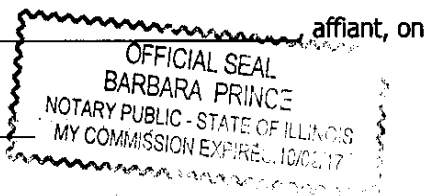
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 30, 2015

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

Subscribed and sworn to before me by the said \_\_\_\_\_  
June 30, 2015.

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



affiant, on

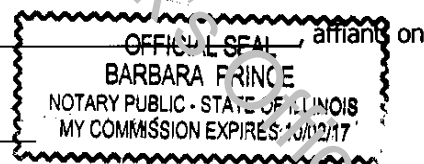
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 30, 2015

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_  
June 30, 2015.

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



affiant, on

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.)