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MAIL TAX
STATEMENT TO:

Hristo Momchilov
5025 N Bernhardt St.
Chicago IL 60625

Doc#: 1519544041 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/14/2015 12:09 PM Pg: 1 of 2

SPECIAL WARRANTY DEED-Statutory REO Case No: C130XGJ

The Grantor, **Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043, Dallas, TX 75265-0043** organized and existing under the laws of the **United States of America**, for and in consideration of **Forty-two Thousand and 00/100 Dollars** (\$42,000.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **Hristo Momchilov, 4500 W. Congress Parkway, Chicago, IL 60624**, the following described premises:

Lot 1 in Abbey B. O'Neil's Resubdivision of Lots 8, 9 and 10 in Block 2 in Counselman's Subdivision of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 16-15-128-029-0000

Note: For informational purposes only, the land is commonly known as:
4500 W. Congress Parkway, Chicago, IL 60624

The warranties given herein are limited to the acts of the Grantor. Subject to easements, reservations and restrictions, if any, of record. Subject to all general unpaid real estate taxes.

Grantee accepts conveyance of the premises in "as is" condition and acknowledges that Grantor has made no representation, warranties or guarantees as to the condition of said premises.

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Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$50,400.00 for a period of 3 months 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 \$50,400.00 for a period of 3 months 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.

Dated: 10-25-15

Fannie Mae A/K/A Federal National Mortgage Association

By: Heavner, Beyers & Mihlar, LLC as Attorney-in-Fact

By: [Signature]
Its: Managing Member



City of Chicago
Dept. of Finance
691188
7/14/2015 11:19
dfr00764

Real Estate
Transfer
Stamp
\$315.00
Batch 10.202.439

STATE OF ILLINOIS
COUNTY OF Macoupin SS.

I, Jodi K Doty, Notary Public in and for said County, DO HEREBY CERTIFY that Richard L. Heavner as Managing Member of Heavner, Beyers & Mihlar, LLC, as Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Managing Member, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said Corporation, being thereunto authorized, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 25th day of June, A.D., 2015.



[Signature]
Notary Public

DOCUMENTARY STAMP
"exempt under provisions of Paragraph "b", Section 31-45, Property Tax Code (35 ILCS 200/31-45)."
10-25-15 Date
[Signature] Buyer, Seller or Representative

RETURN TO:
CENTRAL ILLINOIS TITLE COMPANY
145 S. WATER STREET
DECATUR, IL 62523

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO:~~
Richard L. Heavner of Heavner, Beyers & Mihlar, LLC, Attorneys
145 South Water Street, Decatur, IL 62523 Phone: (217) 422-1719