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Doc#: 1520526087 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/24/2015 03:17 PM Pg: 1 of 5

SPECIAL WARRANTY DEED
REO CASE No: C1504GF

Property of Cook County Clerk's Office
FIDELITY NATIONAL TITLE CU 15012 793

This Deed is from **Fannie Mae a/k/a Federal National Mortgage Association** a Corporation organized and existing under the laws of the United States, P.O. Box 650043, Dallas, TX 75265-0043, ("Grantor"), **Residential Group II LLC**, ("Grantee").

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows (the "Premises"):

41 S Walnut Lane, Glenwood, IL 60425
PIN#32-03-404-015-0000

Subject to: Taxes for year 2013 and subsequent years

See Legal Description attached hereto and made a part hereof

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, **Grantor is exempt from any and all transfer taxes.**

See, 12 U.S.C. 1723a (c) (2).

BOX 15

REAL ESTATE TRANSFER TAX		08-Jul-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
32-03-404-015-0000 20150601601973 0-887-583-616		

COOK COUNTY CLERK'S OFFICE
REC'D
INT
Handwritten signatures and initials

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June 29, 2015

Fannie Mae a/k/a Federal National Mortgage Association

[Handwritten Signature]

By **Joseph M. Herbas**, Shapiro Kreisman & Associates, LLC

Its Attorney in Fact

Joseph M. Herbas

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, **Anne Roberson**, a Notary Public in and for the County in the State aforesaid, do hereby certify that **Joseph M. Herbas**, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this June 29, 2015

[Handwritten Signature]
Notary Public

Mail Recorded Deed and
Future Tax Bills to:
Residential Group II LLC
~~41 S Walnut Lane~~
~~Glenwood, IL 60425~~

*4908 Middaugh Ave
Downers Grove IL
60515*



This document was prepared by:
Shapiro Kreisman & Associates, LLC
200 N. LaSalle Street, Suite 2840
Chicago, IL 60601

NO. 3907 REAL ESTATE TRANSFER TAX
AMOUNT _____
DATE 6/29/15 **EXEMPT**
SOLD BY T.H. **EXEMPT**
The Village of GLENWOOD

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LEGAL DESCRIPTION

LOT 267 IN FIFTH ADDITION TO GLENWOOD GARDENS, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1966 AS DOCUMENT 19925638, AND FILED AS DOCUMENT LR2288447, IN COOK COUNTY, ILLINOIS.

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DEED RESTRICTIONS

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$49,200.00 FOR A PERIOD OF THREE 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 \$49,200.00 FOR A PERIOD OF THREE 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.

Office of Cook County Clerk's Office

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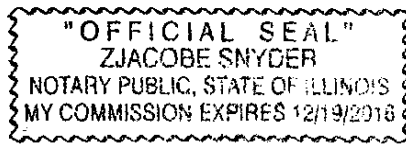
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the 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 7/16, 2015

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
By the said agent
This 16th day of July, 2015
Notary Public Zjacob Snyder

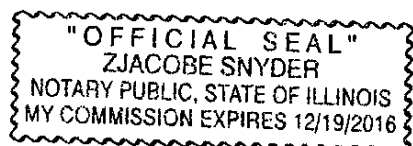


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 7/16, 2015

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
By the said agent
This 16th day of July, 2015
Notary Public Zjacob Snyder



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 Tax Act.)