

158T5153124RM AN
SPECIAL WARRANTY DEED
18/1

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THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association



Doc#: 1521822042 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/08/2015 10:10 AM Pg: 1 of 3

A corporation created and existing by virtue of the laws of the State of USA, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 29th day of July, 2015, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

William F. Napleton, 15 W 030 60th Street, Burr Ridge, IL 60527

The following described real estate situated in the County of Cook and State of Illinois, to wit:
LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant 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 said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to:

PERMANENT REAL ESTATE NUMBER: 17-03-228-024-1025

ADDRESS OF REAL ESTATE 247 East Chestnut Street #602, Chicago, IL 60611

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year written above.

Exempt under provision of Paragraph b Section 31-45, Real Estate Transfer Tax Act.

Seller's Representative 7/29/15

Fannie Mae AKA Federal National Mortgage Association by Stuart M. Kessler P.C., its Attorney-in-fact

STATE OF IL
COUNTY OF Cook

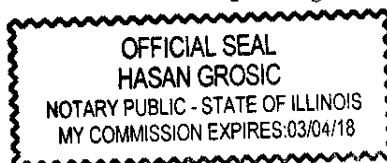
I, Hasan Grosic, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Stuart M. Kessler personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and executed said instrument, pursuant to authority given by the grantor, as his/her free and voluntary act.

Given under my hand and official seal, this 29 day of July, 2015

Commission expires _____, 20

Hasan Grosic
NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004




CCRD REVIEWER RW



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UNIT NUMBER 602, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, (HEREINAFTER REFERRED TO AS PARCEL): LOTS 52 AND 53, IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PARTS OF BLOCKS 14 AND 20, IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT A, TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED, JANUARY 17, 1969, AND KNOWN AS TRUST NUMBER 32128, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22356920; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL, THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

247 East Chestnut Street #602
Chicago, IL 60611

REAL ESTATE TRANSFER TAX		04-Aug-2015
	CHICAGO:	1,766.25
	CTA:	706.50
	TOTAL:	2,472.75
17-03-228-024-1025 20150701611979 2-146-433-920		

REAL ESTATE TRANSFER TAX		04-Aug-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-03-228-024-1025 20150701611979 0-072-678-272		

Mail to:

10400 W. Higgins Rd.
Rosemont, IL 60018
St. 701

William F. Napleton
Send Subsequent Tax Bills To:

10400 W. Higgins Rd. # 701
Rosemont, IL 60018

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DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$282,120.00 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 \$282,120.00 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.

247 East Chestnut Street #602
Chicago, IL 60611

Property of Cook County Clerk's Office