

# UNOFFICIAL COPY

(8-10)  
GIT



Doc#: 1522657221 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/14/2015 12:49 PM Pg: 1 of 3

40007768 11

9577-D

MAIL TO:

Rosenthal Law Group, LLC

3700 W Devon St

Lincolnwood IL 60712

SPECIAL WARRANTY DEED

(CORPORATION TO INDIVIDUAL)

ILLINOIS

THIS INDENTURE, made this 13 day of July, 2015., between **Fannie Mae a/k/a Federal National Mortgage Association (P.O. Box 650043, Dallas, TX 75265-0043)**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Adrian Dragomir, (2915 West Shakespeare, Chicago, 60647, County of Cook, State of Illinois)** party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, 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 described as follows, to wit:

**SEE ATTACHED EXHIBIT A**

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 14-17-209-043-1007

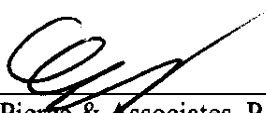
PROPERTY ADDRESS(ES): 4646 North Winthrop Avenue Unit 3A, Chicago, IL, 60640

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# UNOFFICIAL COPY

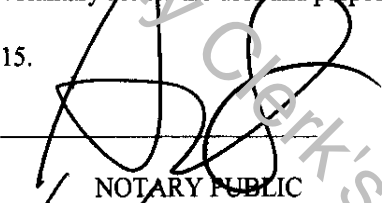
GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$225,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$225,000.00 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.

**Fannie Mae a/k/a Federal National Mortgage Association**

  
By: Pierce & Associates, P.C.  
As Attorney in Fact  
Eddy Copot

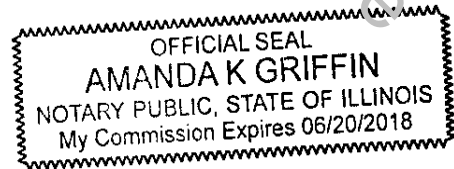
STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

I, Amanda K. Griffin the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Eddy Copot, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 13 day of July, 2015.  
  
NOTARY PUBLIC

My commission expires 6/20/18

This Instrument was prepared by  
Janet Keating/PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300, Chicago, IL 60602



PLEASE SEND SUBSEQUENT TAX BILLS TO:  
DAN PATRASCAN  
2915 W Shaker, piece #25  
CHICAGO IL 60659

**UNOFFICIAL COPY****EXHIBIT A**

PARCEL 1: UNIT 3A IN THE 4646-50 WINTHROP COMMONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 9 FEET OF LOT 3 AND LOTS 4 TO 6 IN THE SUBDIVISION OF LOTS 172 TO 180 IN WILLIAM DEERING SURREN DEN SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0607234014, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-8 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0607234014.

**REAL ESTATE TRANSFER TAX** 07-Aug-2015

<b>COUNTY:</b>	93.75
<b>ILLINOIS:</b>	187.50
<b>TOTAL:</b>	281.25

14-17-209-043-1007 | 20150601602498 | 0-472-123-264

**REAL ESTATE TRANSFER TAX** 07-Aug-2015

<b>CHICAGO:</b>	1,406.25
<b>CTA:</b>	562.50
<b>TOTAL:</b>	1,968.75

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