

# UNOFFICIAL COPY



Doc#: 1524441070 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/01/2015 03:17 PM Pg: 1 of 4



## SPECIAL WARRANTY DEED

1st AMERICAN TITLE order # 2659445

THIS INDENTURE, made this 20 day of July, 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 **Ana Costache, GRANTEE**, \*65000 North Marine Drive, Unit 2C, Chicago, IL 60640, 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**.

\* 7851 S. Lawler Ave. Burbank IL 60459

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 July 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 **\$44,100.00** 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 **\$44,100.00** 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*

Village of Oak Lawn	Real Estate Transfer Tax	\$100	01689	Village of Oak Lawn	Real Estate Transfer Tax	\$25	02031	Village of Oak Lawn	Real Estate Transfer Tax	\$25	02032	Village of Oak Lawn	Real Estate Transfer Tax	\$25	02033
				Village of Oak Lawn	Real Estate Transfer Tax	\$10	01240								

Affidavit of Title Covenant and Warranty - Individual

REAL ESTATE TRANSFER TAX 21-Aug-2015

	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

24-15-319-019-1016 | 20150801617819 | 0-608-147-328

Stamp: S, Y, N, K, FAST DATE 11/2002, INT, GB

# 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 its authorized signing officer.

Dated this 28 day of July, 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]  
Signature of Corporate Officer  
Name of Officer Jamey Davis  
Its Authorized Signer

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

Attest:  
Print Name: Sandra Taylor

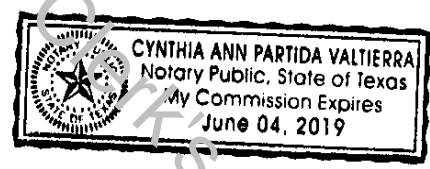
STATE OF Tx, COUNTY OF Dallas ss.

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 28 day of July, 20 15

[Signature]  
(Notary Public)

Exempt under 2511 CS 200/31-45 Paragraph B of the Real Estate Transfer Tax Act.



[Signature] 7/28/15  
Seller Representative/Agent Date

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

Mail To: Margaret LGS  
clo Ana Costache  
7851 South Lawler Ave 7630 S. County Line #2A  
Burbank, IL 60459 Burr Ridge IL 60527

Name and Address of Taxpayer:  
Ana Costache  
7851 South Lawler Ave  
Burbank, IL 60459

# UNOFFICIAL COPY

## Exhibit "A" – Legal Description

### PARCEL 1:

UNIT 11012 1-SW AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOTS 1 AND 2 IN BLOCK 23 IN FREDERICK H. BARTLETT'S HIGHWAY ACRES BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTH WEST 1/4 AND THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 51, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY WEST AND ADJOINING SAID LOTS A SURVEY OF SAID PARCEL IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF THE CONDOMINIUM MADE BY STANDARD BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 17, 1969 AND KNOWN AS TRUST NO. 3356 AND AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 17, 1969 AND KNOWN AS TRUST NO. 3361 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22,063,114, TOGETHER WITH AN UNDIVIDED PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA NO. 3 AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY MADE BY STANDARD BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 17, 1969 AND KNOWN AS TRUST NO. 3358 AND UNDER TRUST AGREEMENT DATED MAY 17, 1969 AND KNOWN AS TRUST NO. 3361 AND RECORDED AS DOCUMENT 22,063,114 AND AS CREATED BY DEED FROM STANDARD BANK AND TRUST COMPANY, TRUST NO. 3353 AND TRUST NO. 3361 TO HOWARD F. SCHULTZ AND NANCY A. SCHULTZ, HIS WIFE, RECORDED JUNE 4, 1973 AS DOCUMENT 22,347,309 ALL 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): 24-15-319-019-1016

Address of Real Estate: 11012 South Kilpatrick Avenue, Unit 1SW, Oak Lawn, IL 60453

# UNOFFICIAL COPY

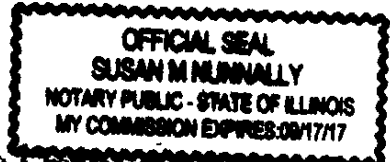
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 August 20, 2015

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said agent  
This 20 day of August, 2015.  
Notary Public Susan M. Minnally



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 August 20, 2015

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said agent  
This 20 day of August, 2015.  
Notary Public Susan M. Minnally



Note: Any person who knowingly submits a false statement concerning the identity of 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.)