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Doc#: 1527245055 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/29/2015 12:41 PM Pg: 1 of 2

MAIL TAX
STATEMENT TO:

Yakov Goldin
6557 N. Monticello
Lincolnwood IL 60712

SPECIAL WARRANTY DEED- Statutory
REO Case No: C130WM1

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 **One Hundred Sixty-two Thousand Five Hundred and 00/100 Dollars (\$162,500.00)** and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **Yakov Goldin, 6557 N. Monticello, Lincolnwood, IL 60712**, the following described premises:

The South 3 feet of Lot 9, all of Lot 10 and the North 6 feet of Lot 11 in Block 5 in E. L. Smith Addition to Irving Park in the North 1/2 of the East 40 acres or the West 1/2 of the Southwest 1/4 of Section 22, Township 40 North, Range 13, East of the Third Principal Meridian (EXCEPT 5 acres) in Cook County, Illinois.

NOTE: For informational purposes only, this land is commonly known as:
3448 N. Kilpatrick Ave., Chicago, IL 60641

Permanent Index Number: 13-22-308-028-0000

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 \$195,000.00 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 \$195,000.00 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: 9-9-15

Fannie Mae A/K/A Federal National Mortgage Association

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

By: X [Signature]
Its: Managing Member

STATE OF ILLINOIS

COUNTY OF Macou SS.

City of Chicago
Dept. of Finance
695094
9/29/2015 11:33
37874



Real Estate
Transfer
Stamp
\$1,218.75
Batch 10,585,343

I, Jodi K Dotin a Notary Public in and for said County, DO HEREBY CERTIFY that Fang Mihlar 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 9th day of September, 2015.

Jodi K Dotin
Notary Public

DOCUMENTARY STAMP
"exempt under provisions of Paragraph "b", Section 31-45, Property Tax Code (35 ILCS 200/31-45)."
9-9-15 X [Signature]
Date Buyer, Seller or Representative

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

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