

# UNOFFICIAL COPY



15278220510

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
CORPORATION

Doc#: 1527822051 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/05/2015 10:25 AM Pg: 1 of 4

Recorded Title

21633765  
(1093)

Preparer File: REO IL 15 0226  
FATIC No.:

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043, Dallas, Texas 75265-0043, a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Cowles Innovative Investments LLC, of 2952 N Long Ave, Chicago, IL. 60641 of the County of Cook, the following described Real Estate situated in the County of Cook, in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO:

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor. **GRANTEE HERIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$216,000.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$216,000.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF 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.**

Permanent Real Estate Index Number(s): 13-28-119-022-0000 Vol. 0358

Address(es) of Real Estate: 2952 N Long Ave  
Chicago, IL 60641

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association, and attested by its this:

17 day of Sept, 20 15

Fannie Mae A/K/A Federal National Mortgage Association

By: [Signature]  
James A. Remmes, Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association

CCRD REVIEWER [Signature]



First American  
Title Insurance Company

Special Warranty Deed - Corporation

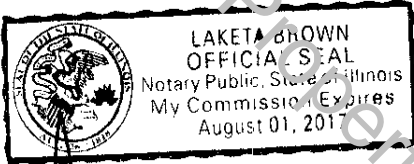
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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that James A. Remmes, personally known to me to be the Attorney In Fact of the Fannie Mae A/K/A Federal National Mortgage Association and , personally known to me to be the Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such that James A. Remmes and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 17 day of Sept, 2015.



J P V  
Notary Public

Exempt under provisions of paragraph B Section 32-45, real estate transfer tax law.  
Dated: 9-17-15

[Signature]  
Signature of Buyer, Seller, or Representative

Prepared by:  
Johnson, Blumberg, & Associates, LLC  
230 W. Monroe Street, Suite 1125  
Chicago, Illinois 60606

Mail to:  
Cowles Innovative Investments LLC  
~~2952 N Long Ave~~ 3130 N Kenmore Ave #2  
~~Chicago, IL 60641~~ Chicago, IL 60657

Name and Address of Taxpayer:  
Cowles Innovative Investments LLC  
~~2952 N Long Ave~~ 3130 N Kenmore Ave #2  
~~Chicago, IL 60641~~ Chicago, IL 60657

REAL ESTATE TRANSFER TAX		30-Sep-2015
	CHICAGO:	1,350.00
	CTA:	540.00
	<b>TOTAL:</b>	<b>1,890.00</b>
13-28-119-022-0000   20150901627681   2-071-990-144		

REAL ESTATE TRANSFER TAX		30-Sep-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>
13-28-119-022-0000   20150901627681   0-427-204-480		



First American  
Title Insurance Company

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## Exhibit "A" – Legal Description

LOT 3 IN BLOCK 12, IN KENDALL'S BELMONT AND 56TH AVENUE SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER (EXCEPT THE SOUTH 30 ACRES THEREOF) IN SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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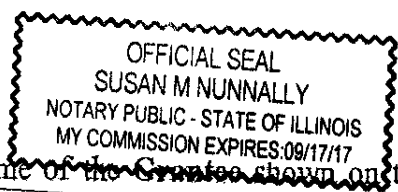
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed 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 9/22, 2015

Signature: *Bob Chiles*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 22, day of September, 2015.  
Notary Public Susan M. Nunnally



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 9/22, 2015

Signature: *Bob Chiles*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 22, day of September, 2015.  
Notary Public Susan M. Nunnally



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.)