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MAIL TAX
STATEMENT TO:

Chester Hiller
P.O. Box 241
Lyons IL 60534

Doc#: 1531744031 Fee: \$40.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/13/2015 12:08 PM Pg: 1 of 2

SPECIAL WARRANTY DEED- Statutory REO Case No: C1500VP

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 Ninety-five Thousand and 00/100 Dollars (\$195,000.00)** and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **Chester Hiller, 3618 S. 61st Ave., Cicero, IL 60804**, the following described premises:

All that parcel of land in County of Cook, State of Illinois as more fully described in Document 0632405168 and being more particularly described as follows: Lot 1, in Willow Park II being a Subdivision of part of the Northeast 1/4 of Section 32, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

NOTE: For informational purposes only, this land is commonly known as:
8157 Lake St., Willow Springs, IL 60480

Permanent Index Number: 18-33-207-045-0000

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 \$234,000.00 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 \$234,000.00 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: Oct 26, 2015

Fannie Mae A/K/A Federal National Mortgage Association

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

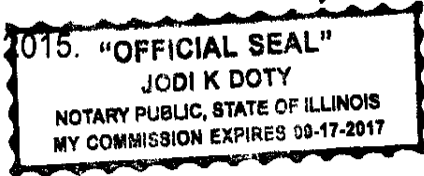
By: [Signature]
Its: Managing Member

STATE OF ILLINOIS

COUNTY OF MACON SS.

I, Jodi K Doty, a Notary Public in and for said County, DO HEREBY CERTIFY that Richard L. Heavner 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 26th day of OCTOBER A.D.,



[Signature]
Notary Public

DOCUMENTARY STAMP	
"exempt under provisions of Paragraph "b", Section 11-45, Property Tax Code (35 ILCS 200/31-45)"	
<u>10/26/15</u>	<u>[Signature]</u>
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 TILE COMPANY
145 S. WATER STREET
DECATUR, IL 62523