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MAIL TAX
STATEMENT TO:

Oscar Villagran
1548 N. 43rd Ave
Stone Park, IL 60165

Doc#: 1532944022 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/25/2015 11:23 AM Pg: 1 of 2

SPECIAL WARRANTY DEED- Statutory
REO Case No: C140STT

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 **Fifty-four Thousand and 00/100 Dollars** (\$54,000.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **Oscar Villagran, 2317 Scott St., Melrose Park, IL 60164**, the following described premises:

Lot 150 in Mills and Sons Meadow Creek, a Subdivision of the South 3/8 of the East 1/2 of the Northeast 1/4 and that part of the East 1/2 of the Southeast 1/4 (EXCEPT the West 1/2 of the West 1/2 of the West 1/2 thereof lying North of Lake Street), in Section 5, Township 39 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded August 18, 1926 as Document No. 9275955, in Cook County, Illinois.

NOTE: For informational purposes only, this land is commonly known as:
1548 N. 43rd Ave., Stone Park, IL 60165

Permanent Index Number: 15-05-403-023-0000

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 \$64,800.00 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 \$64,800.00 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: November 16, 2015

Fannie Mae A/K/A Federal National Mortgage Association

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

By: Richard L. Heavner
Its: Managing Member

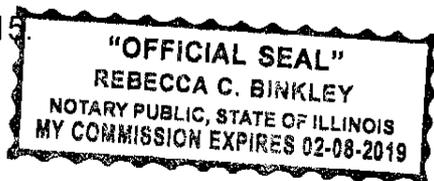
VILLAGE OF STONE PARK
COOK COUNTY, IL
\$216.00 - 1548 N. 43rd AVE
REAL ESTATE TRANSFER TAX
ORDINANCE No. 87-4

STATE OF ILLINOIS)
) SS.
COUNTY OF Macou

I, Rebecca Binkley, 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 16th day of November, A.D.,

2015



Rebecca Binkley
Notary Public

DOCUMENTARY STAMP	
"exempt under provisions of Paragraph "b", Section 31-45, Property Tax Code (35 ILCS 200/31-45)"	
<u>11-16-15</u>	<u>Richard L. Heavner</u>
Date	Buyer, Seller or Representative

RETURN TO:
MILLENIO TITLE COMPANY
408 S. WATER STREET
DECATUR, IL 62523

THIS INSTRUMENT WAS PREPARED BY AND RETURNED TO:
Richard L. Heavner of Heavner, Beyers & Mihlar, LLC, Attorneys
145 South Water Street, Decatur, IL 62523 Phone: (217) 422-1719