

UNOFFICIAL COPY

MAIL TAX
STATEMENT TO:

LCM Real Estate, LLC

1608 S Ashland Ave #14187

Chicago IL 60608



Doc#: 1534244027 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/08/2015 12:03 PM Pg: 1 of 3

SPECIAL WARRANTY DEED-Statutory REO Case No: C1404WD

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 **Sixty Thousand Six-Hundred Fifty-six and 00/100 Dollars** (\$60,656.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **LCM Real Estate, LLC, 1608 S. Ashland, #14187, Chicago, IL 60608**, the following described premises:

(See Legal Description Attached)

Permanent Index Number: 20-10-123-029-1002

Note: For informational purposes only, the land is commonly known as:
5014 S. King Dr., Unit 2-E, Chicago, IL 60615

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 \$72,787.20 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 \$72,787.20 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 25, 2015

Fannie Mae A/K/A Federal National Mortgage Association

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

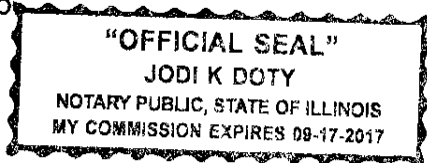
By: [Signature]
Its: Managing Member

STATE OF ILLINOIS

COUNTY OF Macon

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 25th day of November, A.D., 2015



[Signature]
Notary Public

DOCUMENTARY STAMP	
"exempt under provisions of Paragraph "b", Section 31-45, Property Tax Code (35 ILCS 200/31-45)	
<u>11-25-15</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

Real Estate
Transfer
Stamp
\$457.50
Batch 10,919,683



City of Chicago
Dept. of Finance
698425
12/8/2015 11:26
25987

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

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Legal Description:

Parcel 1:

Unit 5014-2E, in the Royal Residences on King Condominiums, as delineated on a Survey of the following described property:

Lot 4 in Eiger's Subdivision of Lots 1 to 12 in the Subdivision of Block 1 (EXCEPT Boulevard) in Busby's Subdivision of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached to the Declaration of Condominium recorded as Document 0735215064, together with an undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to use Parking Space P-5, a limited common element, as delineated on the Survey attached to the Declaration aforesaid recorded as Document 0735215064.

Property of Cook County Clerk's Office