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SPECIAL WARRANTY DEED
REO CASE No: **C140SF9**

Doc#: 1534956344 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/15/2015 12:44 PM Pg: 1 of 5

Dec ID 20151101644069
ST/CO Stamp 1-330-324-544
City Stamp 0-525-018-176 City Tax: \$430.50

This Deed is from **Fannie Mae** *n/k/a* **Federal National Mortgage Association** a Corporation organized and existing under the laws of the United States, P.O. Box 650043, Dallas, TX 75265-0043, ("Grantor"), **Xiao Tian Zhang**, ("Grantee").

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows (the "Premises"):

4019 W 24th Pl, Chicago, IL 60623

PIN#16-27-224-007-0000

Subject to: Taxes for year 2015 and subsequent years

See Legal Description attached hereto and made a part hereof

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

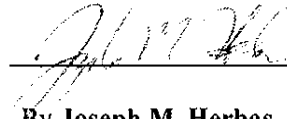
Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, **Grantor is exempt from any and all transfer taxes.**

Sec, 12 U.S.C. 1723a (c) (2).

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November 13, 2015

Fannie Mae a/k/a Federal National Mortgage Association



By **Joseph M. Herbas**, Shapiro Kreisman & Associates, LLC
Its Attorney in Fact **Joseph M. Herbas**

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, **Carl Harris**, a Notary Public in and for the County in the State aforesaid, do hereby certify that **Joseph M. Herbas**, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this November 13, 2015


Notary Public



Mail Recorded Deed and
Future Tax Bills to:
Xiao Tian Zhang
4622 S Sawyer Ave
Chicago, IL 60632

This document was prepared by:
Shapiro Kreisman & Associates, LLC
200 N. LaSalle Street, Suite 2840
Chicago, IL 60601

Mail TO (Deed)
Michael Freeman
P.O. BOX 1183
Whiting, IL 60090

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LEGAL DESCRIPTION

LOT 11 IN MRS. LILLY R. LIPPINCOTT'S SUBDIVISION OF THE WEST 1/2 OF LOTS 2 AND 5, AND THE EAST 25 FEET OF LOT 4, AND ALL OF LOT 3, IN BLOCK 2, WITH LOTS 3 AND 4 AND THE WEST 1/2 OF LOTS 2 AND 5 IN BLOCK 3 AND LOTS 3 AND 4, AND THE WEST 1/2 OF LOTS 2 AND 5 IN BLOCK 4, ALL IN CRAWFORD'S SUBDIVISION OF THE NORTHEAST 1/4, SOUTH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, OF SECTION 27, TOWNSHIP 39 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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DEED RESTRICTIONS

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$49,200.00 FOR A PERIOD OF THREE 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 \$49,200.00 FOR A PERIOD OF THREE 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.

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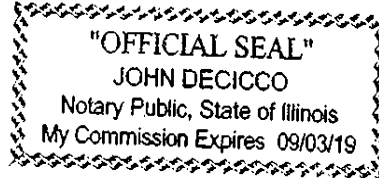
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: November, 2015

[Signature]
Signature



Tevesa Dohu
Print Name

Subscribed and sworn to before me this 20 of November, 2015.

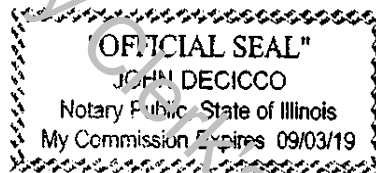
[Signature]
Notary Public

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 and hold title to real estate under the laws of the State of Illinois.

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Dated: November, 2015

[Signature]
Signature



Tevesa Dohu
Print Name

Subscribed and sworn to before me this 20 of November, 2015.

[Signature]
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a 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.