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SPECIAL WARRANTY DEED
JOINT TENANCY
Statutory (Illinois)
(Corporation to Individual)

2015-02302 1061

MAIL TO:

~~Victoria I. Perez
Attorney at Law
4126 N. Lincoln Avenue, Suite #1
Chicago, IL 60618~~

Doc#: 1535049019 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/16/2015 09:03 AM Pg: 1 of 4

Dec ID 20151201652692
ST/CO Stamp 0-193-238-080

NAME & ADDRESS OF TAXPAYER:

Pavel Nikolov and Ani Gogova-Nikolov
1224 South Lombard Ave.
Berwyn, IL 60402
600 S. Dearborn St
#1616
Chicago, IL 60605

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the United States of America having its principal office at the following address: PO Box 650043, Dallas, TX 75265-0043 and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to, Pavel Nikolov and Ani Gogova-Nikolov, 600 S. Dearborn St., Chicago, IL 60605, party of the second part, not as Tenants in Common, but as Joint Tenants, all interest in the following described Real Estate situated in Cook County and the State of Illinois, to wit:

LOT 17 AND THE NORTH 1/2 OF LOT 18 IN BLOCK 1 IN WALLECK'S SUBDIVISION OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: to have and to hold the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Index No.(s): 16-20-103-029-0000
Property Address: 1224 South Lombard Ave., Berwyn, IL 60402

SEE EXHIBIT A ATTACHED HERETO

PREMIER TITLE

THE CITY OF BERWYN, ILL. REAL ESTATE TRANSFER TAX
12/19/2015
750.00
COLLECTOR'S OFFICE

UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its Authorized Member, this 25 day of November, 2015

Name of Corporation: Fannie Mae A/K/A Federal National Mortgage Association, by: Anselmo Lindberg Oliver LLC its Attorney-In-Fact

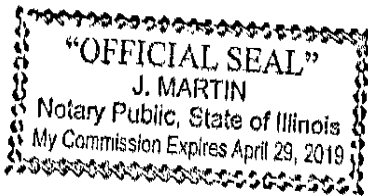
By: [Signature]
Authorized Member - Douglas A. Oliver

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF Illinois)
COUNTY OF Depage) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Douglas A. Oliver personally known to me to be the Authorized Member of Anselmo Lindberg Oliver LLC as Attorney-In-Fact for Fannie Mae A/K/A Federal National Mortgage Association, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Authorized Member they signed and delivered the said instrument and caused the corporate seal 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 25 day of November, 2015



[Signature] Notary Public
My commission expires April 29, 2019

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph B, Section 31-45,
Real Estate Transfer Act

Date: 11/25/15

Signature: [Signature]
Douglas A. Oliver

Prepared by:
Anselmo Lindberg Oliver LLC
1771 W. Diehl, Ste 120
Naperville, IL 60563

Property Address: 1224 South Lombard Ave., Berwyn, IL 60402

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE591B

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

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EXHIBIT A

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$90,000.00 FOR A PERIOD OF 3 MONTH(S) 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 \$90,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Property of Cook County Clerk's Office

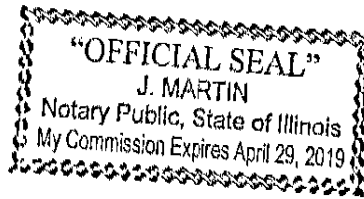
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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a 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 NOVEMBER 25 2015
Signature [Signature] Grantor or Agent

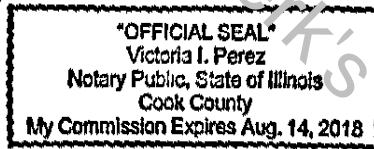
Subscribed and sworn to before me this
25 day of NOVEMBER, 2015
[Signature]
Notary Public



The Grantee 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 a 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 12-15, 2015
Signature [Signature] Grantee or Agent

Subscribed and sworn to before me this
15 day of December, 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 Act.)