

# UNOFFICIAL COPY

FIRST AMERICAN TITLE  
FILE # 2694661



Doc#: 1535122009 Fee: \$44.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/17/2015 08:24 AM Pg: 1 of 4

SPECIAL  
WARRANTY DEED

THIS INDENTURE, made this 2 day of Dec, 2015, between **Fannie Mae A/K/A Federal National Mortgage Association**, P.O. Box 650043, Dallas, TX 75265-0043, **GRANTOR** a Corporation created and existing under and by virtue of the laws of the State of TX and **Alan Investments III, LLC, GRANTEE**, of 16 Berryhill Rd, Ste 200, Columbia, SC, 29210, and duly authorized to transact business in the State of Illinois, WITNESSETH, that the Grantor for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and legally described on **Exhibit A attached hereto**.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the grantor, for himself, and his successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that he has not done or suffered to be done, anything whereby the said premises hereby granted are, or November be, in any manner encumbered 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, he WILL WARRANT AND DEFEND, subject to those exceptions listed on **Exhibit A attached hereto**.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN **\$16,701.00** 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 **\$16,701.00** 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 GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

*See Exhibit "A" attached hereto and made a part hereof*

REAL ESTATE TRANSFER TAX		15-Dec-2015
	CHICAGO:	105.00
	CTA:	42.00
	TOTAL:	147.00
25-02-312-011-0000   20151201650863   1-895-130-176		

REAL ESTATE TRANSFER TAX		15-Dec-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-02-312-011-0000   20151201650863   0-507-470-912		

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, by its authorized signing officer, and attested by its authorized signing officer.


Dated this 2 day of December, 20 15.

**IMPRESS  
CORPORATE SEAL  
HERE**

**Fannie Mae A/K/A Federal National Mortgage Association  
By First American Title Insurance Company, Attorney in Fact  
Signed By:**

  
\_\_\_\_\_  
Signature of Corporate Officer  
Name of Officer **Jamey Davis**  
Its Authorized Signer

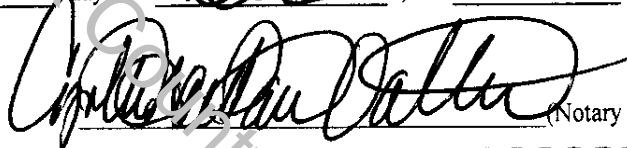
Authorized Signer of First American Title  
Insurance Company as Attorney in fact  
And/or agent

Attest:   
Print Name: **Justin Jung**

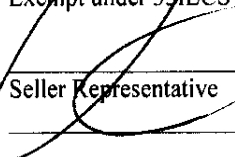
STATE OF Tx, COUNTY OF Dallas ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jamey Davis and Justin Jung, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2 day of Dec, 20 15.

  
(Notary Public)

Exempt under 35ILCS 200/31-45 Paragraph B of the Real Estate Transfer Tax Act.

  
Seller Representative \_\_\_\_\_  
Date 12/3/15



**Prepared by:**  
Bruce K. Shapiro, Esq.  
555 Skokie Blvd.,  
Suite 500  
Northbrook, IL 60062

**Mail To:**  
Alan Investments III, LLC.  
16 Berryhill Rd, Suite 100  
Columbia, SC 29210

**Name and Address of Taxpayer:**  
Alan Investments III, LLC.  
16 Berryhill Rd, Suite 100  
Columbia, SC 29210

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## Exhibit "A" – Legal Description

THE NORTH 12 FEET OF LOT 34 AND THE SOUTH 19 FEET OF LOT 35 IN BLOCK 16 IN WILLIAM V. JACOB'S SUBDIVISION OF BLOCKS 10 TO 16, BOTH INCLUSIVE, IN THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2; ALL THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, LYING EAST OF THE ILLINOIS CENTRAL RAILROAD; ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, LYING EAST OF THE ILLINOIS CENTRAL RAILROAD; THE WEST 1/2 OF THE NORTH 1/2 AND THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

IN Cook COUNTY, ILLINOIS

Subject to: General real estate tax not due and payable at closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number (s): 25-02-312-011-0000

Address of Real Estate: 9229 South Dobson Ave , Chicago, IL 60619



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**First American**

First American Title Insurance Company  
40 Skokie Blvd, Suite 420  
Northbrook, IL 60062  
Phone: (847)272-5945  
Fax: (866)240-8811

## 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 title to real estate under the laws of the State of Illinois.

Dated: December 11, 2015

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_, affiant, on December 11, 2015.

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.

Dated: December 11, 2015

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_, affiant, on December 11, 2015.

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

