

# UNOFFICIAL COPY

150297348707  
**PREPARED BY:**

Codilis & Associates, P.C.  
Brian P. Tracy, Esq.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527



**Doc#:** 1535534026 **Fee:** \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/21/2015 11:11 AM Pg: 1 of 3

**MAIL TAX BILL TO:**

Champion Construction Rehab and Development  
Inc.  
155 N. Wacker  
Chicago, IL 60606

**MAIL RECORDED DEED TO:**

Champion Construction Rehab and Development  
Inc.  
155 N. Wacker  
Chicago, IL 60606

## SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, of P.O. Box 650043 Dallas, TX 75265-0043, a corporation organized and existing under the laws of United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Champion Construction Rehab and Development Inc., of 155 N. Wacker Chicago, IL 60606, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 25 AND 26 IN BLOCK 53 IN HARVEY, A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 29-17-105-020-0000  
29-17-105-021-0000

**PROPERTY ADDRESS:** 15141 Turlington Avenue, Harvey, IL 60425

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charge, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$60.00 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 \$60.00 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.

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

Special Warranty Deed: Page 1 of 2  
CCRB REVIEWER *R4*

# UNOFFICIAL COPY

Special Warranty Deed - *Continued*

REAL ESTATE TRANSFER TAX 15-Dec-2015

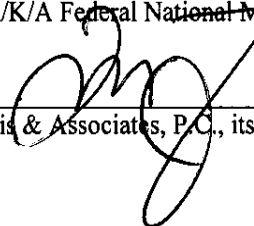


COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

Dated this DEC 02 2015

29-17-105-020-0000 | 20151201649129 | 1-239-540-800

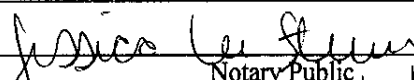
Fannie Mae A/K/A Federal National Mortgage Association


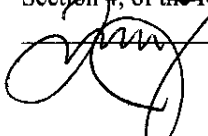
By:  Brian Tracy  
 Codilis & Associates, P.C., its Attorney in Fact

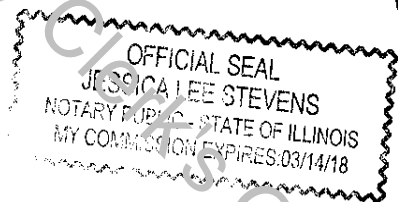
STATE OF Illinois )  
 ) SS.  
 COUNTY OF Dupage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Brian Tracy Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this DEC 02 2015

  
 Notary Public  
 My commission expires: 3/14/18

Exempt under the provisions of   
 Section 4, of the Real Estate Transfer Act E Date  
 Brian Tracy Agent.



EXEMPT



No 18001

# UNOFFICIAL COPY

ATTORNEYS TITLE GUARANTEE FUND, INC.

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her 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.

Dated 12/2/15

[Signature]  
Signature of Grantor or Agent

Subscribed and sworn to before me this

2 day of Dec, 2015  
Day Month Year



[Signature]  
Notary Public

The grantee or the grantee's 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 12/2/15

[Signature]  
Signature of Grantee or Agent

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.)

Subscribed and sworn to before me this

2 day of Dec, 2015  
Day Month Year



[Signature]  
Notary Public