UNOFFICIAL COPY

MAIL TAX STATEMENT 10:

Kalcom Properties, I.C. 3721 W. Giddings St. Chicago, IL 60005

[t:35644014D

Doc#: 1535644014 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 12/22/2015 11:32 AM Pg: 1 of 2

SPECIAL WARRANTY DEED-Statutory REO Case No: C1309GD

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 Two-Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to Kalcom Properties Group, LLC, 3721 W. Giddings Street, Chicago, IL 60625, the following described premises:

Lot 2 in the Resubdivision of Lots 15, 16, 17, 18 and the South 1/2 of Lot 14 in Block 3 in Tryon and Davis 40th Avenue Addition to Irving Park in the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 13-14-101-038-0000

Note: For informational purposes only, the land is commonly known as:

4706 N. Springfield Ave., Chicago, IL 60625

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.

CCRD REVIEWER

1535644014 Page: 2 of 2

UNOFFICIAL COPY

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$258,000.00 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 \$258,000.00 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.

Dated: $\frac{13/10/15}{100000000000000000000000000000000000$	sie arr 612.60
Fannie Mae A/K/A Federal National Mortgage Association	57,09137 A
By: Heavner, Devers & Milylar, LLC as Attorney-in-Fact	3,
By: Heavney Edyers & Milhar, ALL as Attorney-In-Fact By: Managing Member STATE OF ILLINOIS COUNTY OF Macan SS.	
STATE OF ILLINOIS	
COUNTY OF Macon) SS.	
CERTIFY that Haw Lichard Licha	of act
GIVEN under my hand and notarial seal this IOM day of Dice now., A.D.,	
2015. **OFFICIAL SEAL" CYNTHIA P MUSSER NOTARY PUBLIC, STATE OF ILLINOIS NY COMMISSION EXPIRES 07-18-2016 ***OFFICIAL SEAL" Notary Public Notary Public	E COMPANY EET S23
DOCUMENTARY STAMP	STREE L 625
"exempt under provisions of Paragraph "b", Section 31-45, Property Tax Code (35 ILCS 200/31-46)." 2/10/15 Date Buyer, Seller or Representative	45 S. WATER DECATUR, 1
THIS INSTRUMENT WAS PREPARED BY KNE RETURNS. Richard L. Heavner of Heavner, Beyers & Mihlar, LLC, Attorneys	

145 South Water Street, Decatur, IL 62523 Phone: (217) 422-1719