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15356290440

Doc#: 1535629044 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/22/2015 03:53 PM Pg: 1 of 3

MAIL TO:

Betty Johnson
1945 Neva Ave.
Chicago, IL 60607

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this _____ day of December, 2015., between **Fannie Mae a/k/a Federal National Mortgage Association (P.O. Box 650043, Dallas, TX 75265-0043)**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Betty Johnson, (1945 Neva, Chicago, IL 60607)** party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, 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 described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.


The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 16-18-126-021-1012

PROPERTY ADDRESS(ES): 727 South Maple Avenue #205, Oak Park, IL, 60304

CCRD REVIEWER 

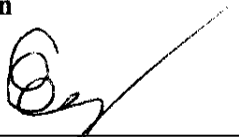
EXEMPTION APPROVED


CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$48,000.00 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 \$48,000.00 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 GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Fannie Mae a/k/a Federal National Mortgage Association

By: 
Pierce & Associates, P.C.
As Attorney in Fact
Eddy Copot

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

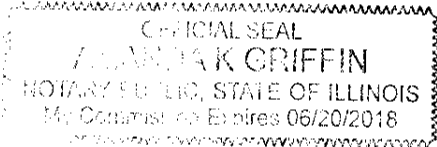
I, Amanda K. Griffin the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Eddy Copot, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally 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.

Signed or attested before me on _____ day of December, 2015


NOTARY PUBLIC

My commission expires

This Instrument was prepared by
Janet Keating/PIERCE & ASSOCIATES, P.C.,
1 North Dearborn, Suite 1300, Chicago, IL 60602



PLEASE SEND SUBSEQUENT TAX BILLS TO:

Betty Johnson
1945 N. Nevada Ave
Chicago IL 60707

EXEMPTION APPROVED


CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK

REAL ESTATE TRANSFER TAX		23-Dec-2015
COUNTY:		20.00
ILLINOIS:		40.00
TOTAL:		60.00

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EXHIBIT A

UNIT 205 IN THE COLONIAL MANOR SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 26.06 FEET OF LOT 6 (EXCEPT THE WEST 7 FEET THEREOF), LOT 7 (EXCEPT THE WEST 7 FEET THEREOF), THE NORTH 27 FEET OF LOT 8 (EXCEPT THE WEST 7 FEET THEREOF) IN BLOCK 12, IN W. J. WILSON'S ADDITION TO OAK PARK, A SUBDIVISION ON THE WEST 1/2 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 16, 1886, IN BOOK 24 OF PLATS, PAGE 30, AS DOCUMENT 773322 IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24963246, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. ALL SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS.

EXEMPTION APPROVED


CRAIG M. LESNER, CFC
VILLAGE OF OAK PARK