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Doc#: 1536329046 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/29/2015 03:51 PM Pg: 1 of 3

Commitment Number: 3378033
Seller's Loan Number: 1694344977

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805. Edwards Road, Suite 550 Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: **Blue River Holdings, LLC - Series J, an Illinois limited liability company, 3503 N LAKEWOOD #1 CHICAGO IL 60657**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
16-14-109-036**

SPECIAL WARRANTY DEED

15358-33
BOX 162

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is P.O. Box 650043, Dallas, TX 75265-0043, hereinafter grantor, for \$27,600.00 (Twenty Seven Thousand Six Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Blue River Holdings, LLC - Series J, an Illinois limited liability company**, hereinafter grantee, whose tax mailing address is 3503 N LAKEWOOD #1, CHICAGO, IL 60657, the following real property:

**All that certain parcel of land situate in the County of Cook, State of Illinois, described as follows: The South 17.90 feet of the North 50.80 feet of Lots 25, 26 and 27 in Block 9 in Lambert Tree's Subdivision of the West 1/2 of the Northwest 1/4 of Section 14, Township 39 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.
Property Address is: 303 S SPRINGFIELD AVE., CHICAGO, IL 60624**

COOK COUNTY RECORDER OF DEEDS
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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.



The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **1400262002**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$33,120.00 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 \$33,120.00 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.

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|--|---|--------------|--|
| COUNTY TAX  REVENUE STAMP | COOK COUNTY REAL ESTATE TRANSACTION TAX DEC.-9.15 | # 0000025994 | REAL ESTATE TRANSFER TAX 00014.00 FP 103042 |
| | STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | | STATE OF ILLINOIS DEC.-9.15 |

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Executed by the undersigned on 10-27, 2015:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: **ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact**

By: *Lauren Pyzoha*

Name: Lauren Pyzoha

Title: AVP

A Power of Attorney relating to the above described property was recorded on 01/15/2015 at Document Number: 1501529048.

STATE OF PA
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 27 day of Oct, 2015, by Lauren Pyzoha, AVP of **ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tobi P. McCoy, Notary Public
Moon Twp., Allegheny County
My Commission Expires March 25, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Tobi P McCoy
NOTARY PUBLIC
My Commission Expires 3/25/19

MUNICIPAL TRANSFER STAMP

City of Chicago
Dept of Finance
698502



12/9/2015 13:30
37874

Real Estate
Transfer
Stamp
\$294.00

Batch 10,927,521

COUNTY/ILLINOIS TRANSFER STAMP (if Required)

on 31-45, Property Tax Code.

Buyer, Seller or Representative