

# UNOFFICIAL COPY



1600544033D

Doc#: 1600544033 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/05/2016 12:50 PM Pg: 1 of 3

MAIL TAX  
STATEMENT TO:

S & S Enterprises

116630 Pine Creek Dr  
Lockport, IL 60441

SPECIAL WARRANTY DEED- Statutory  
REO Case No: C140DPB

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 **One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00)** and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **S & S Enterprises, A General Partnership, 1419 S. Mohawk, Schaumburg, IL 60193**, the following described premises:

(See Legal Description Attached)

NOTE: For informational purposes only, this land is commonly known as:  
1403 Tonset Ln., Schaumburg, IL 60193

Permanent Index Number: 07-20-400-017-1119

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.

*Bm*

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Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$138,000.00 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 \$138,000.00 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: December 11, 2015

Fannie Mae A/K/A Federal National Mortgage Association

By: Heavner, Beyers & Mihlar, LLC as Attorney-in-Fact

By: Richard L. Heavner  
Its: Managing Member

VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX  
28299 \$115.00

STATE OF ILLINOIS

COUNTY OF McCook SS.

I, Rebecca Binkley, a Notary Public in and for said County, DO HEREBY CERTIFY that Richard L. Heavner as Managing Member of Heavner, Beyers & Mihlar, LLC, as Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Managing Member, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said Corporation, being thereunto authorized, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 11<sup>th</sup> day of December, A.D.,

2015

"OFFICIAL SEAL"  
REBECCA C. BINKLEY  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 02-08-2019

Rebecca Binkley  
Notary Public

DOCUMENTARY STAMP  
"exempt under provisions of Paragraph "b", Section 31-15, Property Tax Code (35 ILCS 200/31-42)"  
12-11-15 Richard L. Heavner  
Date Buyer, Seller or Representative

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURNED TO~~  
Richard L. Heavner of Heavner, Beyers & Mihlar, LLC, Attorneys  
145 South Water Street, Decatur, IL 62523 Phone: (217) 422-1719

RETURN TO:  
CENTRAL ILLINOIS TITLE COMPANY  
145 S. WATER STREET  
DECATUR, IL 62523

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## Legal Description:

Unit Number 303 as delineated on Plat of Survey of the North 159.0 feet (except the West 227.44 feet thereof) and the South 194.00 feet of the North 353.00 feet (excepting the West 262.44 feet of said South 194.00 feet) all being as measured at right angles to the North Line and the West Line of Lot 2 in Weathersfield Commons Park, being a Subdivision in the Southeast 1/4 of Section 20, Township 41 North, Range 10 east of the Third Principal Meridian according to the Plat thereof recorded April 8, 1970 as Document No. 21129674 in Cook County, Illinois which survey is attached as Exhibit "A" to Declaration establishing a plan for Condominium Ownership made by Campanelli, Incorporated, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 21854990, and as amended, together with percentage of common elements

Appurtenant to said unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with amended Declaration as same are filed of record pursuant to said Declaration and together with additional common elements as such amended Declarations are filed for record in the percentages set forth in such amended Declaration, which shall automatically be deemed to be conveyed effective on the recording of such amended Declaration as though conveyed hereby in Cook County, Illinois.

PROPERTY OF COOK COUNTY CLERK'S OFFICE