

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association

P.O. Box 650043,
Dallas, TX 75265-0043

Doc#: 1602955104 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/29/2016 10:32 AM Pg: 1 of 4

Dec ID 20160101663288
ST/CO Stamp 0-649-302-592
City Stamp 0-803-127-872 City Tax: \$1,333.50

A corporation created and existing by virtue of the laws of the State of USA, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 25th day of January, 2016, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Jia Wang, and Yongzhi Xuan, 1911 Blosson Ridge Dr., Bolingbrook, IL 60490

The following described real estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited, and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to:

PERMANENT REAL ESTATE NUMBER: 15-11-101-026-0000

ADDRESS OF REAL ESTATE 4714 S. Springfield Ave., Chicago, IL 60632

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year written above.

Exempt under provision of Paragraph b
Section 31.45, Real Estate Transfer Tax Act.

Fannie Mae AKA Federal National Mortgage Association
by Stuart M. Kessler P.C., its Attorney-in-fact

Stuart M. Kessler
Seller's Representative

Stuart M. Kessler

STATE OF IL

COUNTY OF Cook

I, Hasan Grosic, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Stuart M. Kessler personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and executed said instrument, pursuant to authority given by the grantor, as his/her free and voluntary act.

Given under my hand and official seal, this 25 day of January, 2016

Commission expires _____, 20

Hasan Grosic
NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004



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DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$154,800.00 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 \$154,800.00 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.

4714 S. Springfield Ave.
Chicago, IL 60632

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LEGAL DESCRIPTION

Lot 40 in Block 2 in James Murdock and Company's Archer Addition, being a Subdivision in the Northwest Quarter of Section 11, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

4714 S. Springfield Ave.
Chicago, IL 60632

Mail to:

Yongzhi Xuan
1911 Blossom Ridge
Bolingbrook, IL

Send Subsequent Tax Bills To:

Yongzhi Xuan
1911 Blossom Ridge
Bolingbrook, IL

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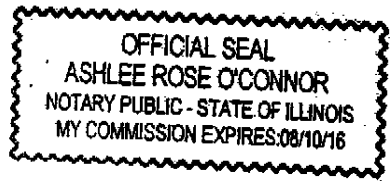
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 1-27, 2016 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said grantor
this 27th day of Jan.
2016.

Ashlee Rose O'Connor
Notary Public



The grantee or his 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 1-27, 2016 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said grantee
this 27th day of Jan.
2016.

Ashlee Rose O'Connor
Notary Public



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.]