

# UNOFFICIAL COPY



Doc#: 1603345050 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/02/2016 01:15 PM Pg: 1 of 2

MAIL TAX  
STATEMENT TO:

TIMOTHY J. RYAN  
24925 WOODLAND DR  
CRETE IL. 60417

SPECIAL WARRANTY DEED- Statutory  
REO Case No. C1507W8

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 **Fifteen Thousand Five Hundred and 00/100 Dollars (\$15,500.00)** and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **Timothy Ryan, 24925 Woodland Dr., Crete, IL 60417**, the following described premises:

Lot 34 in Block 7 in Southdale Subdivision Unit No. 1, being a Subdivision of part of Section 25, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, lying North of Sauk Trail Road according to the Plat thereof recorded 10-1-1957 as Document No. 17025805.

NOTE: For informational purposes only, this land is commonly known as:  
2130 218<sup>th</sup> St., Sauk Village, IL 60411

Permanent Index Number: 32-25-208-018-0000

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.

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Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$18,600.00 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 \$18,600.00 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: January 20, 2016

Fannie Mae A/K/A Federal National Mortgage Association

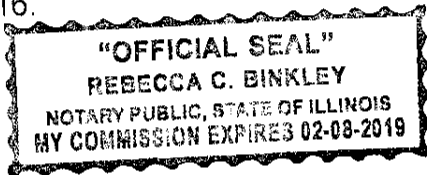
By: Heavner, Beyers & Mihlar, LLC as Attorney-in-Fact

By: X \_\_\_\_\_  
Its: Managing Member

STATE OF ILLINOIS  
COUNTY OF Madison SS.

I, Rebecca C. Binkley, a Notary Public in and for said County, DO HEREBY CERTIFY that Faig Mihlar 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 20<sup>th</sup> day of January, A.D., 2016.



Rebecca C. Binkley  
Notary Public

DOCUMENTARY STAMP  
"exempt under provisions of Paragraph "b", Section 31-45, Property Tax Code (35 ILCS 200/31-45)."  
1-20-16 X \_\_\_\_\_  
Date Buyer, Seller or Representative

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

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