

# UNOFFICIAL COPY



Doc#: 1604245020 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/11/2016 11:42 AM Pg: 1 of 4

Commitment Number: 3393045  
Seller's Loan Number: C130LVM

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: **PROPERTY APPEARANCE LTD: 1963 N SHEFFIELD AVE  
CHICAGO IL 60614**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
13-20-128-029**

## **SPECIAL WARRANTY DEED**

**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, for \$71,925.00 (Seventy One Thousand Nine Hundred Twenty Five Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **PROPERTY APPEARANCE LTD**, hereinafter grantee, whose tax mailing address is **1963 N SHEFFIELD AVE CHICAGO IL 60614**, the following real property:

**ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS: LOT 50 IN ALBERT J. SCHORSCH IRVING PARK BOULEVARD GARDENS, SECOND ADDITION, A SUBDIVISION OF THE SOUTH 7 1/2 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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**Property Address is: 6016 W ADDISON ST CHICAGO IL 60634**

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: **1319301058**



GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$86,310.00 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 \$86,310.00 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.

REAL ESTATE TRANSFER TAX		25-Jan-2016
	CHICAGO:	540.00
	CTA:	216.00
	TOTAL:	756.00 *

13-20-128-029-0000 | 20160101661097 | 1-553-637-952

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		25-Jan-2016
 	COUNTY:	36.00
	ILLINOIS:	72.00
	TOTAL:	108.00

13-20-128-029-0000 | 20160101661097 | 0-106-275-392

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Executed by the undersigned on 12-31, 2015:

**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**

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

By: \_\_\_\_\_

Name: \_\_\_\_\_

Merran Metz

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

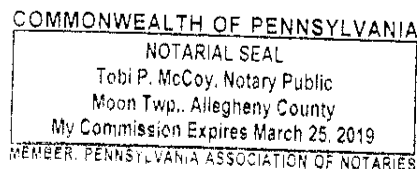
ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 31 day of Dec, 2015, by Merran Metz, AVP of **ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, and is appearing on behalf of said corporation, with full authority 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.

Tobi P McCoy

NOTARY PUBLIC

My Commission Expires

3/25/19



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**MUNICIPAL TRANSFER STAMP  
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)**

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative

Property of Cook County Clerk's Office