

# UNOFFICIAL COPY



MAIL TAX  
STATEMENT TO:

Doc#: 1604744034 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/16/2016 11:59 AM Pg: 1 of 2

*SARNO Investment Prop*  
*17100 Lockwood &*  
*TINLEY PARK, IL 60477*

SPECIAL WARRANTY DEED- Statutory  
REO Case No: C140V81

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 Nineteen Thousand Seven Hundred and 00/100 Dollars (\$119,700.00)** and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **Sarno Investment Properties, LLC-14632 S. Millard LLC, 17100 Lockwood, Tinley Park, IL 60477**, the following described premises:

Lot 9, in Block 6 in Willowick Estates, being a Subdivision of part of the Southwest 1/4 and part of the Southeast 1/4, North of the Indian Boundary line, of Section 22, Township 36 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof registered in the Office of Registrar of Titles of Cook County, Illinois on May 19, 1959, as Document Number 1861915, in Cook County, Illinois.

NOTE: For informational purposes only, this land is commonly known as:  
16436 George Dr., Oak Forest, IL 60452

Permanent Index Number: 28-22-303-009-0000

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 **\$143,640.00** 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 **\$143,640.00** 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: Feb 8, 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 )  
  ) SS.  
COUNTY OF Macon

I, Caitlin A. Runion, 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 8 day of Feb, A.D.,  
2016.



Caitlin A. Runion  
Notary Public

| DOCUMENTARY STAMP   |   |
|---|---|
| "exempt under provisions of Paragraph "b", Section 31-45, Property Tax Code (35 ILCS 200/31-45)." |   |
| <u>2-8-16</u><br>Date   | <u>X</u><br>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:  
HEAVNER, BEYERS & MIHLAR, LLC  
145 SOUTH WATER STREET  
DECATUR, IL 62523  
(217) 422-1719