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Doc#: 1606342032 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/03/2016 11:49 AM Pg: 1 of 4

Commitment Number: 3411768
Seller's Loan Number: 1704364823

This instrument prepared by: Koss 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: **ROBERT D ADAMS: 22424 YORK COURT UNIT 3C CHIGAGO
IL 60471**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
20-16-316-008

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 \$6 500.00 (Six Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **ROBERT D. ADAMS**, hereinafter grantee, whose tax mailing address is **22424 YORK COURT UNIT 3C, CHIGAGO, IL 60471**, the following real property:

*Single

All that certain parcel of land situate in the County of Cook and State of Illinois, being known as follows: The West 8 and one-third feet of Lot 13, all Lot 14 and the East 2 feet of Lot 15 in Hanson's Subdivision of Block 6 in Clough and Barney's Subdivision of Lots 34 and 35 in School Trustee's Subdivision of Section 16, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address is: 533 W 61ST ST., CHICAGO, IL 60621

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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: **1510044080**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$7,800.00 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 \$7,800.00 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.

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Executed by the undersigned on 1-27, 2016:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

By: *Lauren Pyzoha*

Name: Lauren Pyzoha

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 27 day of January 2016, by Lauren Pyzoha 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.

Christina McCartney
NOTARY PUBLIC

My Commission Expires
4/15/19


COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christina McCartney, Notary Public
Moon Twp., Allegheny County
My Commission Expires April 15, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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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: _____	REAL ESTATE TRANSFER TAX	04-Feb-2016
		CHICAGO: 48.75
		CTA: 19.50
Buyer, Se _____		TOTAL: 68.25 *

25-09-430-026-0000 | 20160201666571 | 1-468-633-664

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

	REAL ESTATE TRANSFER TAX	05-Feb-2016
	 	COUNTY: 3.25
		ILLINOIS: 6.50
		TOTAL: 9.75

20-16-316-008-0000 | 20150101665278 | 1-776-693-824

Property of Cook County Clerk's Office