### **UNOFFICIAL COPY**

Doc#: 1608119045 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 03/21/2016 10:30 AM Pg: 1 of 3

MAIL TO:

6 16 AL A. J. MENEZ

652 N. TWMBULL

CHACAGO, 51 GO621C

SPECIAL WARRANTY DEED

(CORPORATION TO INDIVIDUAL)

ILLINOIS TISUDUYYA 1900

THIS INDENTURE, reade this \_\_\_\_\_\_ day of February, 2016, between Fannie Mae a/k/a Federal National Mortgage Association (P.O. Box 650043, Dallas, TX 75265-0043), a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINGIS, party of the first part, and Edgar A Jimenez (5240 W Fullerton Ave, Chicago, IL 60639), party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMINE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOXEVER, all the following described real estate, situated in the County of Cook and the State of Illir ois known and described as follows, to wit:

#### SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, FAZEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, tents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 16-11-104-021-0000

PROPERTY ADDRESS(ES): 724-726 North Ridgeway Avenue, Chicago, IL, 60624



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## **UNOFFICIAL COPY**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$140,400.00 FOR A PERIOD OF \_3\_ M ONTH(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 \$140,400.00 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.

		nie Mae a/k/a Federal National Mortgage ociation
900		
	By:	Pierce & Associates, P.C.
	0.0	As Attorney in Fact Edds Copot
STATE OF IL		
COUNTY OF COOK	) SS	

I, Amanda K. Griffin, the undersigned, a notary public in an 1 for said County, in the State aforesaid, do hereby certify that Eddy Copot, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally reknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and durposes therein set forth.

Signed or attested before me on / Lday of February, 201

NOTARY PUBLIC

My commission expires

6/20/2018

This Instrument was prepared by Amanda Griffin/PIERCE & ASSOCIATES, P.C., 1 North Dearborn, Suite 1300, Chicago, IL 60602

PLEASE SEND SUBSEQUENT TAX BILLS TO:

ENGAN H. JIMPAG2 CS2 N. TANKAULL CHICAGO, F- 60624 OFFICIAL SEAL

AMANDA K GRIFFIN

NOTARY PUBLIC, STATE OF ILLINOIS

My Commission Expires 06/20/2018

REAL ESTATE TRA	21-Mar-2016	
	CHICAGO:	877.50
	CTA:	351.00
16-11-104 021 004	TOTAL:	1,228.50 *

16-11-104-021-0000 | 20160201669214 | 1-407-817-280 Total does not include any applicable penalty or interest due.

REAL ES	TATE TRAI	NSFER TAX	21- <b>Ma</b> r-2016
		COUNTY: ILLINOIS: TOTAL:	58.50 117.00
16-11-10-	1-021-0000	20160201669214	175.50 0-809-184-832

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#### **EXHIBIT A**

LOTS 40 AND 41 IN L.W.B. DAY'S SUBDIVISION OF BLOCK 4 IN MORTON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

