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Doc#: 1608912041 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/29/2016 11:27 AM Pg: 1 of 3

PREPARED BY:

Codilis & Associates, P.C.
Brian P. Tracy, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

MAIL TAX BILL TO:

Mack Industries II, LLC
6820 Centennial Dr.
Tinley Park, IL 60477

MAIL RECORDED DEED TO:

Mack Industries
6820 Centennial Dr.
Tinley Park, IL 60477

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, of P.O. Box 650043 Dallas, TX 75265-0043, a corporation organized and existing under the laws of The United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Mack Industries II, LLC, of 6820 Centennial Drive Tinley Park, IL 60477, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 25 IN MACCARI'S FIRST ADDITION TO SOUTH HOLLAND, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JUNE 15, 1967 AS DOCUMENT NUMBER LR 23129857, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 29-23-306-028-0000
PROPERTY ADDRESS: 16752 Greenwood Avenue, South Holland, IL 60473

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$102,600.00 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 \$102,600.00 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.

REAL ESTATE TRANSFER TAX		24-Mar-2016	
COUNTY:	42.75	ILLINOIS:	85.50
TOTAL:		128.25	

29-23-306-028-0000 | 20160301679321 | 1-652-979-264

Special Warranty Deed: Page 1 of 2
Hickman
3/29/16

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Fannie Mae**
Mailing Address: **P.O. Box 650043, Dallas, TX 75265**
Telephone No.: **800.732.6643**
Attorney or Agent: **Steve Meeker**
Telephone No.: **708.418.5908**
Fax No. **708.418.1265**
Property Address: **16752 Greenwood Ave.
South Holland, IL 60473**

Property Index Number (PIN): **29-23-306-028-0000**

Water Account Number: **0280026003**

Date of Issuance: **3/21/2016**

State of Illinois)
County of Cook)

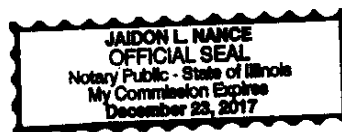
This instrument was acknowledged before me on MARCH 21st, 2016 by

Jaidon L. Nance
Jaidon L. Nance

(Signature of Notary Public)
(SEAL)

VILLAGE OF SOUTH HOLLAND

By: Michael Vesovic 3/21/2016
Deputy Village Clerk or Representative



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.