

# UNOFFICIAL COPY



Doc#: 1609719038 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/06/2016 11:25 AM Pg: 1 of 5

Commitment Number: 3348425  
Seller's Loan Number: 1706620745

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: **BARBETTE SCOTT: 15512 DORCHESTER, DOLTON, IL 60419**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
32-21-319-037**

## 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 \$4,050.00 (Four Thousand Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **BARBETTE SCOTT**, hereinafter grantee, whose tax mailing address is **15512 DORCHESTER, DOLTON, IL 60419**, the following real property:

**LOT 23 OF SUB BLOCK 2 OF BLOCK 73 IN CHICAGO HEIGHTS, A SUBDIVISION IN SECTION 21, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property Address is: **1640 BUTLER ST., CHICAGO HEIGHTS, IL 60411**

1609719038  
**BOX 162**

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.

*MARCH 31, 2016 - ME*  
**EXEMPTION APPROVED**

*Jan Wilcox*

**CITY CLERK  
CITY OF CHICAGO HEIGHTS**

CCRD REVIEWER *[Signature]*

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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: **1432133072**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$4,860.00 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 \$4,860.00 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.

Property of Cook County Clerk's Office

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Executed by the undersigned on 3-30, 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 30 day of MARCH, 2016, by Lauren Pyzoha, 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

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Tobi P. McCoy, Notary Public  
Moon Twp., Allegheny County  
My Commission Expires March 25, 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 8 Section 31-45, Property Tax Code.

Date: 4-4-2016

Miss Williams  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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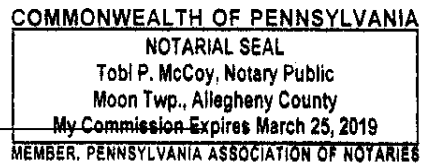
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 3-30, 2016  
[Signature]  
Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said Lauren Pyzoha  
this 30 day of MARCH,  
2016.

NOTARY PUBLIC [Signature]

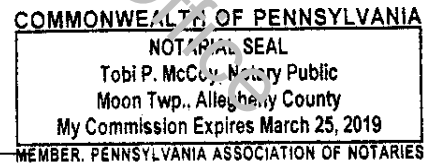


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 3-30, 2016  
[Signature]  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said Tracy Wy  
This 30 day of MARCH,  
2016.

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)