### **UNOFFICIAL COPY**

161774673 U

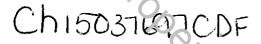
Doc#: 1612746281 Fee: \$48.25 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 05/06/2016 10:57 AM Pg: 1 of 5

SPECIAL WARRANTY DEED REO CASE No: C150F41

FIDELITY NATIONAL TITLE INSURANCE



This Deed is from Fannie Mae a/k/a Federal National Mortgage Association a Corporation organized and existing under the laws of the United States, P.O. Box 650043, Dallas, TX 75265-0043, ("Grantor"), to Connic Tovar, ("Grantee").

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows (the "Premises"):

2665 Christina, Lansing, IL 60438 PIN#30-31-325-016-0000

Subject to: Taxes for year 2015 and subsequent years

#### See Legal Description attached hereto and made a part hereof

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes.

See, 12 U.S.C. 1723a (c) (2).



1612746281 Page: 2 of 5

# **UNOFFICIAL CO**

April 20, 2016

Fannie Mae, a/k/a Federal National Mortgage Association

By Joseph M. Herbas, Shapiro Kreisman & Associates, LLC

Its Attorney in Fact

Joseph M. Herbas

STATE OF Illinois ) SS COUNTY OF Cook

I, Christine Nunez, a Notary Public in and for the County in the State aforesaid, do hereby certify that Joseph M. Herlas, rersonally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this April 20, 2016

Notary Public

Mail Recorded Deed and Future Tax Bills to: Connie Tovar 2665 Christina Lansing, IL 60438



This document was prepared by: Shapiro Kreisman & Associates, LLC 200 N. LaSalle Street, Suite 2840 Chicago, IL 60601

REAL ESTATE TRANSFER TAX			26-Apr-201
	- Contraction of the contraction	COUNTY:	0.0
	SE	ILLINOIS:	0.0
No.		TOTAL:	
30-31-325-016-0000		20160401696398	0-659-718-464

1612746281 Page: 3 of 5

# **UNOFFICIAL COPY**

#### LEGAL DESCRIPTION

LOT 30 IN SECOND ADDITION TO LANSING TORRENCE MANOR BEING A SUBDIVISION IN THE SOUTH WEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.



1612746281 Page: 4 of 5

# **UNOFFICIAL COPY**

#### **DEED RESTRICTIONS**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$97,080.00 FOR A PERIOD OF THREE 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 \$97,080.00 FOR A PERIOD OF THREE 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 DELED OF TRUST.

1612746281 Page: 5 of 5

### **UNOFFICIAL COPY**

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:



#### VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, and 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' . Name:

Federal National Mortgage Association

Mailing Address.

Telephone No.:

312-368-6200

Attorney or Agent:

Kempa Group Realty

Telephone No.:

708-301-4100

Property Address

2665 Chrima Drive

Lansing, 11 60438

Property Index Number (PIN):

30-31-325-016 6060

Water Account Number:

223 2480 00 03

Date of Issuance:

April 21, 2016

State of Illinois)

County of Cook)

This instrument was acknowledged before

me on Jord 21
Julie C Sciackitano.

20/6 by

OFFICIAL SEAL

JULIE C. SCIACKITANO

NOTARY PUBLIC - STATE OF ILLINOIS

MY COMMISSION EXPIRES 11/12/2017

Jeli C. Scickton

(Signature of Notary Public)(SEAL)

VILLAGE OF LANSING

Village Treasurer or wesignee

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