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Doc#: 1612746281 Fee: \$48.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/08/2016 10:57 AM Pg: 1 of 5

SPECIAL WARRANTY DEED
REO CASE No: C150F41

FIDELITY NATIONAL
TITLE INSURANCE

Ch1503767CDF

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 **Conni 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).

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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.

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DEED RESTRICTIONS

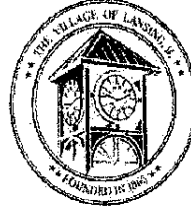
GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$97,080.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT 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 DEED OF TRUST.

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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, 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: 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 Christina Drive
Lansing, IL 60438

Property Index Number (PIN): 30-31-325-016-0000

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 April 21, 2016 by
Julie C Sciackitano.

VILLAGE OF LANSING
By: [Signature]
Village Treasurer or Designee



[Signature] (Signature of Notary Public)(SEAL)

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