

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association

P.O. Box 650043,
Dallas, TX 75265-0043

Doc#: 1614139037 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/20/2016 10:28 AM Pg: 1 of 4

Dec ID 20160401693141
ST/CO Stamp 1-991-076-160
City Stamp 1-769-376-064 City Tax: \$840.00

A corporation created and existing by virtue of the laws of the State of USA, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 18th day of April, 2016, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

16 STS 4875 HIGH

Intelligentsia Properties LLC, 200 S. Wacker Dr., Chicago, IL 60606

The following described real estate situated in the County of Cook and State of Illinois, to wit:
LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to: _____

PERMANENT REAL ESTATE NUMBER: 2027-319-005-0000

ADDRESS OF REAL ESTATE 7815 S. Wabash Ave., Chicago, IL 60619

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year written above.

Exempt under provision of Paragraph b
Section 31-45, Real Estate Transfer Tax Act.
Stuart M. Kessler
Seller's Representative

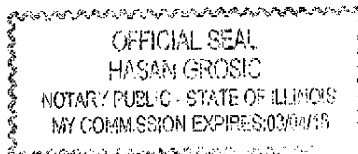
Fannie Mae AKA Federal National Mortgage Association
by Stuart M. Kessler P.C., its Attorney-in-fact
Stuart M. Kessler

STATE OF IL
COUNTY OF Cook

I, Hasan Grosic, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Stuart M. Kessler personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and executed said instrument, pursuant to authority given by the grantor, as his/her free and voluntary act.

Given under my hand and official seal, this 18 day of April, 2016
Commission expires _____, 20____
Hasan Grosic
NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004



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LEGAL DESCRIPTION

LOT 11 (EXCEPT THE NORTH 40 FEET AND THE SOUTH 30 FEET THEREOF IN BLOCK 20 IN PITNER'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

7815 S. Wabash Ave.
Chicago, IL 60619

Mail to:

Deadra Woods Stokes
4747 W Lincoln Mail P. #410
Morton, IL 60443

Send Subsequent Tax Bills To:

Intelligent's in Properties, LLC
200 S. Wacker Dr. # 3246A
Chicago, IL 60601

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DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$96,000.00 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 \$96,000.00 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.

7815 S. Wabash Ave.
Chicago, IL 60619

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 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 acquire and hold title to real estate in Illinois, or other 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.

Dated 4-29, 2016 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Grantor
this 29th day of April
2016

Ashlee Rose O'Connor
Notary Public



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 acquire and hold title to real estate in Illinois, or other 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.

Dated 4-29, 2016 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Grantee
this 29th day of April
2016

Ashlee Rose O'Connor
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a 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.]