



Doc#: 1614518188 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 05/24/2016 03:06 PM Pg: 1 of 3

MAIL TO:

Momentum Holdings  
1658 Milwaukee Ave #100-8546  
Chicago IL 60647  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS TR44247750

THIS INDENTURE, made this 11 day of May, 2016., between **Fannie Mae a/k/a Federal National Mortgage Association (P.O. Box 650043, Dallas , TX 75265-0043)**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Momentum Holdings LLC, (1658 Milwaukee Avenue, #100-8546, Chicago, IL 60647)** party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 15-34-414-006-0000 & 007 & 008

PROPERTY ADDRESS(ES): 3617 Prairie Avenue, Brookfield, IL, 60513

REAL ESTATE TRANSFER TAX		25-May-2016
COUNTY:		70.75
ILLINOIS:		141.50
TOTAL:		212.25

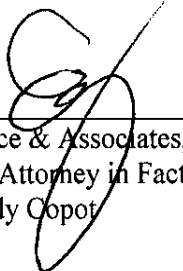
15-34-414-006-0000 | 20160501602420 | 0-147-188-032

S Y  
P 3  
S N  
SC N  
INT AB

# UNOFFICIAL COPY

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$169,800.00 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 \$169,800.00 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.

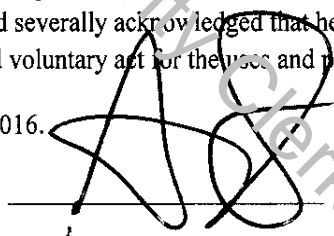
**Fannie Mae a/k/a Federal National Mortgage Association**

By:   
Pierce & Associates, P.C.  
As Attorney in Fact  
Eddy Copot

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK    )

I, Amanda K. Griffin the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Eddy Copot, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 11 day of May, 2016.



NOTARY PUBLIC

My commission expires

6/20/18



This Instrument was prepared by  
Janet Keating/PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300, Chicago, IL 60602

PLEASE SEND SUBSEQUENT TAX BILLS TO:

Momentum Holdings LLC  
1655 Milwaukee Ave #100-8546  
Chicago IL 60647

# UNOFFICIAL COPY

## EXHIBIT A

LOTS 39, 40 AND 41 IN BLOCK 15 IN GROSSDALE, A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office