

SPECIAL WARRANTY DEED

UNOFFICIAL COPY

THE GRANTOR, Fannie Mae AKA Federal
National Mortgage Association

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

Doc#: 1614649109 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/25/2016 01:25 PM Pg: 1 of 4

Dec ID 20160501699223
ST/CO Stamp 1-945-463-104

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 2nd day of
May, 2016, REMISE, ALIEN
AND CONVEY TO THE GRANTEE,

VILLAGE OF STICKNEY
TRANSACTION EXEMPT FROM REAL
ESTATE TRANSFER TAX ACCORDING TO
PARAGRAPH 2

DATED THIS 2nd DAY OF May 2016

Kurt Kasmir
VILLAGE COLLECTOR

Alpha and Omega Real Estate Specialists LLC, 2830 Lombard, Berwyn, IL 60402

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 the 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: 19-06-212-036-0000

ADDRESS OF REAL ESTATE 4408 Kenilworth Ave., Stickney, IL 60402

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.

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

Seller's Representative _____

Terese Veitman

STATE OF IL

COUNTY OF Cook

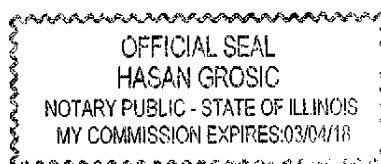
I, Hasan Grosic, a Notary Public in and for the said
County, in the State aforesaid, DO HEREBY CERTIFY that Terese Veitman
personally known by me to be the same person whose name is subscribed to the foregoing
instrument, appeared before me this day in person and signed and delivered the said
instrument 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 2 day of May, 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 19 in Block 7 in First Addition to Walter G. McIntosh's Forest View Gardens, being a Subdivision of Lots 16, 17, 18, 19, 24, 25, 26 and 27 in the Circuit Court Partition of parts of Sections 31 and 32, Township 39 North, Range 13, East of the Third Principal Meridian, and part of Section 6, Township 38 North, Range 13 East of the Third Principal Meridian and part of Section 1, Township 38 North, Range 12, East of the Third Principal Meridian, and part of the North East quarter of Section 12, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

4408 Kenilworth Ave.
Stickney, IL 60402

Mail to:

Send Subsequent Tax Bills To:

Alpha + Omega Real Estate Specialists ← Same
2830 Lombard
Berwyn, IL 60402

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DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$104,760.00 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 \$104,760.00 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.

4408 Kenilworth Ave.
Stickney, IL 60402

Property of Cook County Clerk's Office

UNOFFICIAL COPY**STATEMENT BY GRANTOR AND GRANTEE**

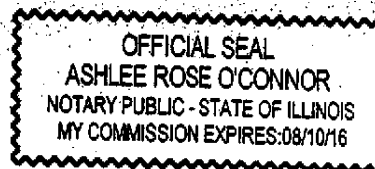
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 25 May, 2016

[Signature]
Signature

John DeGiac
Print Name



Subscribed and sworn to before me this 25 of MAY, 2016.

Ashlee Rose O'Connor
Notary Public

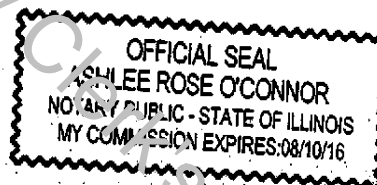
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

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[Signature]
Signature

John DeGiac
Print Name



Subscribed and sworn to before me this 25 of MAY, 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.