

# UNOFFICIAL COPY

**After Recording Mail To:**  
Equivalent Exchange Investment Holdings, LLC  
658 Leslie Ct., Carol Stream, IL 60188

**SEND SUBSEQUENT TAX BILLS TO:**  
Equivalent Exchange Investment Holdings, LLC  
658 Leslie Ct., Carol Stream, IL 60188

**This instrument was prepared by:**  
Boiko & Osimani, P.C.  
3447 N. Lincoln Ave., Chicago, Illinois 60657  
Phone # 773-296-6100



**Doc#:** 1615419092 **Fee:** \$40.00  
**RHSP Fee:** \$9.00 **RPRF Fee:** \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
**Date:** 06/02/2016 12:57 PM **Pg:** 1 of 2

## SPECIAL WARRANTY DEED (Illinois)

THIS AGREEMENT, made this 10<sup>th</sup> day of May, 2016, between **Fannie Mae A/K/A Federal National Mortgage Association**, whose address is **Fannie Mae, P.O. Box 650043, Dallas, Texas, 75265-0043**, 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 **Equivalent Exchange Investment Holdings, LLC 1301 Braeburn Ave, a Series of Equivalent Exchange Investment Holdings LLC**, whose address is **658 Leslie Ct., Carol Stream, Illinois, 60188**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration 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, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

**THE NORTH 134.5 FEET OF THE EAST 145 FEET (EXCEPT THE SOUTH 149.5 FEET) OF THE WEST 175 FEET OF THE EAST 923 FEET (MEASURED FROM CENTER LINE OF HOMEWOOD AVENUE, NOW WESTERN AVENUE) OF BLOCK 7 IN RESUBDIVISION OF THE NORTH 51 ACRES OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Numbers: **31-12-211-041-0000**  
Address of the Real Estate: **1301 Braeburn Avenue, Flossmoor, Illinois, 60422**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the part of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

**FIDELITY NATIONAL TITLE**

061604642  
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(2)

CCRD REVIEW RV

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$ 246,000.00 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 \$ 246,000.00 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.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Director, the day and year first above written.

**Fannie Mae A/K/A Federal National Mortgage Association by its Attorney in Fact Boiko & Osimani, P.C.**

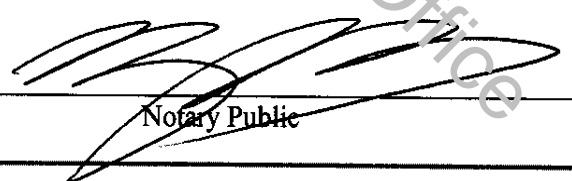
By 

Print Name: **Ronald S. Osimani**

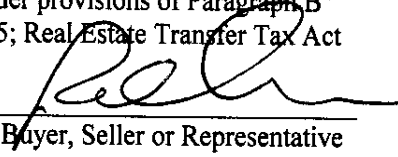
STATE OF ILLINOIS     )  
   ) ss.  
COUNTY OF COOK     )

I, **Barbara S. Boiko**, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Ronald S. Osimani**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such **Ronald S. Osimani**, of **Boiko & Osimani, P.C.**, Attorney in Fact for **Fannie Mae A/K/A Federal National Mortgage Association**, signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10<sup>th</sup> day of May, 2016.

  
\_\_\_\_\_  
Notary Public

My Commission Expires  
**OFFICIAL SEAL**  
**Barbara S Boiko**  
Notary Public, State of Illinois  
My Commission Expires 8/17/2017

AFFIX TRANSFER TAX STAMP  
OR  
"Exempt under provisions of Paragraph B"  
Section 31-45; Real Estate Transfer Tax Act  
5/10/2016  
Date   
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX     01-Jun-2016

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

31-12-211-041-0000 | 20160501602043 | 1-177-319-744

