

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association

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

Doc#: 1618039104 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/28/2016 10:12 AM Pg: 1 of 4

Dec ID 20160601616268
ST/CO Stamp 1-250-547-008
City Stamp 0-176-805-184 City Tax: \$1,522.50

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 9 day of JUNE, 2016, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Joel Anderson, and Jerry D. Nunez, 5048 N. Marine Dr., Unit D7, Chicago, IL 60640 * as joint tenants

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 any thing 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: 14-07-407-022-1197

ADDRESS OF REAL ESTATE 5060 N. Marine Drive, Unit 7L, Chicago, IL 60640

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 21-45, 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 Grobic, 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 9 day of June, 2016

Commission expires _____, 20____
Hasan Grobic
NOTARY PUBLIC

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



19 ST 5147423 RM

UNOFFICIAL COPY

DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$174,000.00 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 \$174,000.00 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.

5060 N. Marine Drive, Unit 7D
Chicago, IL 60640

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT NO. 5060, 7-D AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): SUB BLOCK 1 (EXCEPT THE WEST 574 FEET THEREOF), THE EAST LINE OF SAID PREMISES BEING THE LINE AS ESTABLISHED BY DECREE OF JULY 18, 1907, IN CASE 280120, CIRCUIT COURT, IN GOUDY ESTATE SUBDIVISION OF BLOCK 5 IN ARGYLE, BEING A SUBDIVISION OF LOTS 1 AND 2 OF FUSSEY AND FENNIMORE'S SUBDIVISION OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOT 1 OF COLEHOUR AND CANARROE'S SUBDIVISION OF LOT 3 OF SAID FUSSEY AND FENNIMORE'S SUBDIVISION, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 41628 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT 24284760; TOGETHER WITH AN UNDIVIDED .6851 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AS SET FORTH IN SAID DECLARATION AND SURVEY).

5060 N. Marine Drive, Unit 7D
Chicago, IL 60640

Mail to:

Send Subsequent Tax Bills To:

JOEL ANDERSON

JOEL ANDERSON

5048 N Marine Dr 57

5048 N Marine Dr 57

CHICAGO IL 60640

CHICAGO, IL 60640

UNOFFICIAL COPY

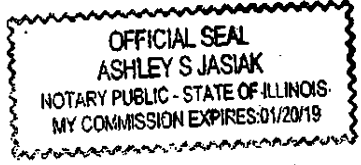
STATEMENT BY GRANTOR AND GRANTEE

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.

Dated June 16, 2016 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said grantor
this 16th day of June
2016

[Signature]
Notary Public

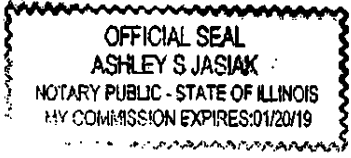


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 16, 2016 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said grantee
this 16th day of June
2016

[Signature]
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.]