

# UNOFFICIAL COPY



16182160750

Doc#: 1618216075 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/30/2016 04:41 PM Pg: 1 of 3

MAIL TO:

DMC Improvement Inc  
4456 S Prairie Ave #4  
Chicago, IL 60653

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

11442464810

THIS INDENTURE, made this 17 day of June, 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 **DMC Improvements Inc, (11044 South Morgan, Chicago, IL 60643)** 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): **20-03-309-043-1004**

PROPERTY ADDRESS(ES): **4456 South Prairie Avenue, Unit 4, Chicago, IL, 60653**

*Bm*

REAL ESTATE TRANSFER TAX

01-Jul-2016



COUNTY: 23.00  
ILLINOIS: 46.00  
TOTAL: 69.00

20-03-309-043-1004

| 20160201673472 | 1-883-993-408

REAL ESTATE TRANSFER TAX

01-Jul-2016



CHICAGO: 345.00  
CTA: 138.00  
TOTAL: 483.00 \*


20-03-309-043-1004 | 20160201673472 | 0-451-704-128

\* Total does not include any applicable penalty or interest due.

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$55,200.00 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 \$55,200.00 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.

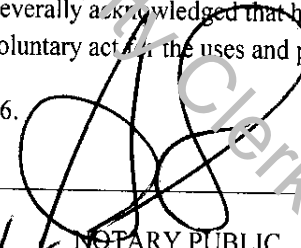
**Fannie Mae a/k/a Federal National Mortgage Association**

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

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

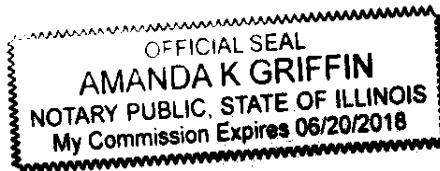
I, Amanda K. Griffin the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Eddy Copor, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose 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 17 day of June, 2016.

  
\_\_\_\_\_  
NOTARY PUBLIC  
6/20/18

My commission expires

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:

DML Improvement LLC  
11044 S. Morgan St  
Chicago, IL, 60628

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## EXHIBIT A

PARCEL 1: UNIT NUMBER 4 IN 4456 SOUTH PRAIRIE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE NORTH 14 FEET OF LOT 7 AND THE SOUTH 20 FEET OF LOT 8 IN GEORGE A. EMERY'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 21, 2003 AS DOCUMENT NUMBER 0030244099; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-4, A LIMITED COMMON ELEMENT AS DELINEATED AND SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0030244099.

Office of Cook County Clerk's Office