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Doc#: 1619756077 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/15/2016 10:44 AM Pg: 1 of 4

Dec ID 20160701630154
ST/CO Stamp 1-322-982-720
City Stamp 0-197-946-688 City Tax: \$3,008.25

Commitment Number: 160130094 *Rm*
Seller's Loan Number: C140MPG

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square
Suite 450
Schaumburg IL 60173

After Recording Return To:
Matthew Palka
5618 S. Elm St
Hinsdale IL 60521

Mail Tax Statements To: Matthew Palka; 5618 S. Elm St., Hinsdale IL 60521

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
12-11-208-007-0000

SPECIAL WARRANTY DEED

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, for **\$286,125.00 (Two Hundred Eighty Six Thousand, One Hundred Twenty Five Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **Matthew Palka**, hereinafter grantee, whose tax mailing address is **5618 S. Elm St., Hinsdale IL 60521**, the following real property:

LOT 99 IN MONTEREY MANOR FIRST ADDITION, A SUBDIVISION IN LOT 8 AND PARTS OF LOTS 7, 9 AND 10 IN PENNOYER'S AND OTHERS SUBDIVISION OF LOTS 1 TO 4 IN SUBDIVISION OF ESTATE OF JAMES PENNOYER IN SECTION 1,

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2,11 AND 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address is: 8175 W. Bryn Mawr Ave., Chicago IL 60631

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 1431644015

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$343,350.00 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 \$343,350.00 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.

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Executed by the undersigned on 6-22, 2016:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By ServiceLink, a Division of Chicago Title Insurance Company, its Attorney in Fact

By: X 

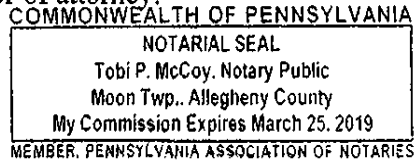
Name: Lauren Pyzoha

Title: AVP

A power of Attorney relating to the above described property was recorded on 01/15/2015 at Document Number: 1501529043

STATE OF PA
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 22 day of June, 2016, by Lauren Pyzoha, AVP of ServiceLink, a Division of Chicago Title Insurance Company, its Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me the first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.





Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph B Section 31-45, Property Tax Code.

Date: 7/11/16


Buyer, Seller or Representative

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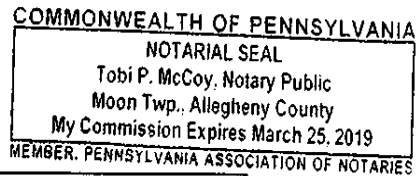
STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 title to real estate under the laws of the State of Illinois.

Dated 6-22, 2016

X *Lauren Pyzoha*
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Lauren Pyzoha
this 22 day of June,
2016.



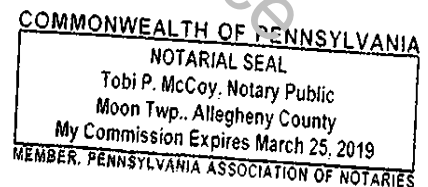
NOTARY PUBLIC *Tobi P McCoy*

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 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.

Date 6-22, 2016

Manssa Kachur
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Manssa Kachur
This 22 day of June,
2016.



NOTARY PUBLIC *Tobi P McCoy*

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)