

UNOFFICIAL COPY

After Recording Mail To: (162363)
 Vladan Novakovic Hunen & Blair PC)
 3125 N. Elston Ave. Chicago, IL 60618)
 1411 McHenry Rd #125)
 Buffalo Grove, IL 60089)
 SEND SUBSEQUENT TAX BILLS TO:)
 Vladan Novakovic)
 3125 N. Elston Ave., Chicago, IL, 60618)



Doc#: 1620219123 Fee: \$40.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 07/20/2016 03:56 PM Pg: 1 of 2

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

Old Republic Title
 9601 Southwest Highway
 Oak Lawn, IL 60453
 #1564995

-----Above This Line Reserved For Official Use Only-----

SPECIAL WARRANTY DEED (Illinois)

THIS AGREEMENT made this 28th day of June, 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 **Vladan Novakovic**, whose address is

3125 N. Elston Avenue, Chicago, Illinois, 60618, 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:

LOT 6 IN THE RESUBDIVISION OF LOTS 49 TO 61 INCLUSIVE IN NISSON'S SUBDIVISION OF PART OF LOT 1 IN RICHOW AND BAUERMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Numbers: **13-25-205-006-0000**
 Address of the Real Estate: **3125 N. Elston Avenue, Chicago, Illinois, 60618**

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, **WILL WARRANT AND DEFEND** as to matters of title.

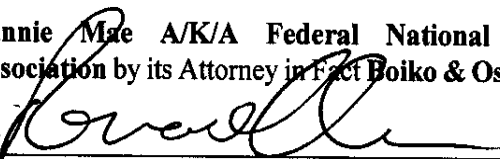
UNOFFICIAL COPY

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$ 450,000.00 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 \$ 450,000.00 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 

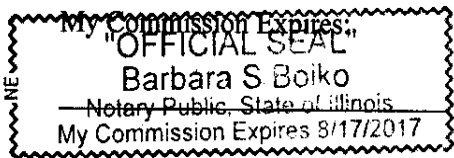
Print Name: **Ronald S. Osiman**


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 28th day of June, 2016.

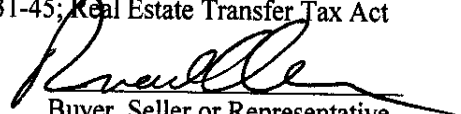

Notary Public





REAL ESTATE TRANSFER TAX		18-Jul-2016
	CHICAGO:	2,812.50
	CTA:	0.00
	TOTAL:	2,812.50 *
13-25-205-006-0000 20160601625106 1-326-112-064		

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

AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of Paragraph B"
Section 31-45; Real Estate Transfer Tax Act

6/28/2016
Date 
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		19-Jul-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-25-205-006-0000 20160601625106 1-324-543-296		