

# UNOFFICIAL COPY

Doc#: 1621455049 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/01/2016 09:14 AM Pg: 1 of 4

Dec ID 20160701634122  
ST/CO Stamp 0-839-369-536  
City Stamp 1-481-360-192 City Tax: \$52.50

Commitment Number: 160155656  
Seller's Loan Number: C150FJV

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

After Recording Return To:  
Castle 2016, LLC  
333 Westchester Avenue  
West Building #W2100  
White Plains, NY 10604

Mail Tax Statements To: **Castle 2016, LLC, 333 Westchester Avenue, West Building #W2100  
White Plains, NY 10604**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
25-21-218-004-0000**

## **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 **\$4,950.00 (Four Thousand Nine Hundred Fifty Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **Castle 2016, LLC** hereinafter grantee, whose tax mailing address is **333 Westchester Avenue, West Building #W2100, White Plains, NY 10604**, the following real property:

**LOT 5 AND THE EAST HALF OF LOT 6 IN BLOCK 2 IN SHERMAN AND KRUTZ'S ROSELAND PARK ADDITION TO PULLMAN, A SUBDIVISION OF PART OF THE**

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**SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 37  
NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK  
COUNTY ILLINOIS.**

**Property address is: 247 W. 113<sup>th</sup> Street, Chicago, IL 60628**

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: **1531644033**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$5,940.00 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 \$5,940.00 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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Commitment Number#160155656

Executed by the undersigned on 7-20, 2016:

**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**

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

By: 

Name: Charles E Hogue Jr.

Title: AVP

A power of Attorney relating to the above described property was recorded on 01/15/2015 at Document Number: 1501529049

STATE OF PA  
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 20 day of July, 2016, by Charles E Hogue Jr., 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.

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Tobi P. McCoy, Notary Public  
Moon Twp., Allegheny County  
My Commission Expires March 25, 2019  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

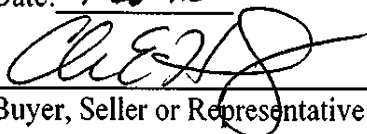
  
Notary Public

MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

EXEMPT under provisions of Paragraph 6 Section 31-45, Property Tax Code.

Date: 7-20-16

  
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 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

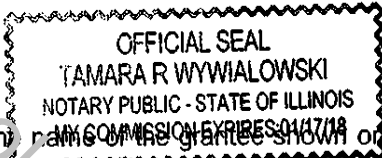
Dated: July 28, 2016

[Signature]  
Signature

P.P.H.S  
Print Name

Subscribed and sworn to before me this 28 of July 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.

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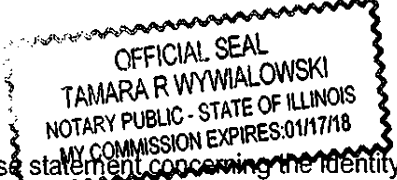
Dated: July 28, 2016

[Signature]  
Signature

P.P.H.S  
Print Name

Subscribed and sworn to before me this 28 of July 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.