

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association

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

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 15 day of July, 2016, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Doc#: 1622255002 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/09/2016 08:41 AM Pg: 1 of 4

Dec ID 20160701632864
ST/CO Stamp 0-901-571-392

Bessy Kurian, 1422 Oakton St., Park Ridge, IL 60068

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 therunto belonging. The GRANTOR does covenant 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 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: 09-22-312-018-0000

ADDRESS OF REAL ESTATE 1217 Tyrell Ave., Park Ridge, IL 60068

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 31-45, 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



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 42313

I, Hasan Grosic, 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 15 day of July, 2016
Commission expires _____, 20

Hasan Grosic
NOTARY PUBLIC

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



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LEGAL DESCRIPTION

Parcel 1:

Lots 63 and 64 in H. Roy Berry Co's Park Ridge Heights, being a Subdivision in the East 1/2 of the South West 1/4 of Section 22, Township 41 North, Range 12 East of the Third Principal Meridian reference being had to Plat thereof registered as document no. 251903 in Cook County, Illinois.

Parcel 2:

The Northeast 1/2 of the vacated alley lying Southwesterly and adjoining Lot 64 in H. Roy Berry Co's Park Ridge Heights, being a Subdivision in the East 1/2 of the South West 1/4 of Section 22, Township 41 North, Range 12 East of the Third Principal Meridian reference being had to Plat thereof registered as document no. 251903 in Cook County, Illinois.

1217 Tyrell Ave.
Park Ridge, IL 60068

Mail to:

Bessy Kurian
1422 Oakton St
Park Ridge
IL 60068

Send Subsequent Tax Bills To:

Bessy Kurian
1422 Oakton St
Park Ridge
IL 60068

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DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$367,200.00 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 \$367,200.00 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.

1217 Tyrell Ave.
Park Ridge, IL 60068

Property of Cook County Clerk's Office

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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.

Dated 29 July 2016 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor

this 29 day of July 2016

Ashlee Rose O'Connor
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 29 July 2016 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee

this 29 day of July 2016

Ashlee Rose O'Connor
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.]