

UNOFFICIAL COPY

Doc#: 1632608007 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/21/2016 10:01 AM Pg: 1 of 3

Dec ID 20161101678823
ST/CO Stamp 1-001-472-192
City Stamp 1-995-325-632 City Tax: \$285.00

X
After Recording Mail To:)
Viamonte Realty, LLC)
~~18625 Oakwood Avenue~~, Lansing, Illinois, 60438)
P.O. Box 5140)
SEND SUBSEQUENT TAX BILLS TO:)
Viamonte Realty, LLC)
~~18625 Oakwood Avenue~~, Lansing, Illinois, 60438)
P.O. Box 5140)
This instrument was prepared by:)
Boiko & Osimani, P.C.)
3447 N. Lincoln Ave., Chicago, Illinois 60657)
Phone # 773-296-6100)

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SPECIAL WARRANTY DEED (Illinois)

THIS AGREEMENT, made this 9th day of November, 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 Viamonte Realty, LLC, an Illinois Limited Liability Company, whose address is 18625 Oakwood Avenue, Lansing, Illinois, 60438, 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:

THE SOUTH HALF (1/2) OF LOT FOUR (4) AND ALL OF LOT FIVE (5) IN CUSTER'S SUBDIVISION OF THE SOUTH 135.47 FEET OF BLOCK NINE (9) IN IRONWORKER'S ADDITION TO SOUTH CHICAGO, IN SECTION 8, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Numbers: 26-08-301-040-0000

Address of the Real Estate: 10256 S Avenue M, Chicago, Illinois, 60617

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

FIDELITY NATIONAL TITLE 0016030347

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$45,600.00 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 \$45,600.00 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 *Ronald S. Osimani*

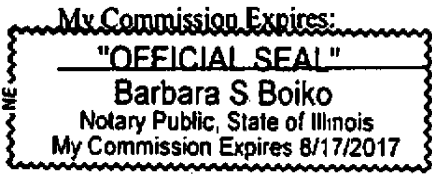
Print Name: Ronald S. Osimani

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 9th day of November, 2016.

Barbara S. Boiko
Notary Public



AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of Paragraph B"
Section 31-45; Real Estate Transfer Tax Act
11/9/2016
Date *Ronald S. Osimani*
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX	10-Nov-2016
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00
26-08-301-040-0000 20161101678823 1-001-472-192	

REAL ESTATE TRANSFER TAX	10-Nov-2016
	CHICAGO: 285.00
	CTA: 0.00
	TOTAL: 285.00 *
26-08-301-040-0000 20161101678823 1-995-325-632	

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


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STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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.

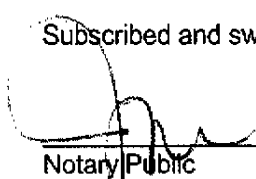
GRANTOR OR AGENT:



Signature

Print Name

Subscribed and sworn to before me this 17 of NOV, 2014



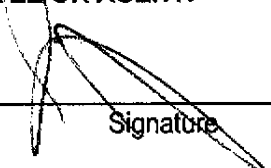
Notary Public



The grantee or their 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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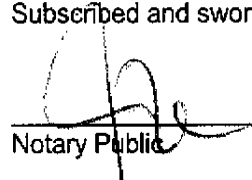
GRANTEE OR AGENT:



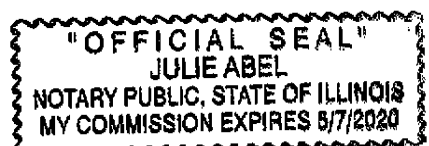
Signature

Print Name

Subscribed and sworn to before me this 17 of NOV, 2014



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.]