

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association

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

Doc#: 1634215017 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/07/2016 09:47 AM Pg: 1 of 4

Dec ID 20161101685582
ST/CO Stamp 0-234-162-368
City Stamp 1-384-417-472 City Tax: \$483.00

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 28th day of November, 2016, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Jorge Vele, 11945 Eggleston Ave., Chicago, IL 60628

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 thereunto 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: 16-1-05-027-0000

ADDRESS OF REAL ESTATE 732 N. Lawndale Avenue, Chicago, IL 60624

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.

Seller's Representative

Fannie Mae AKA Federal National Mortgage Association
by Stuart M. Kessler P.C., its Attorney-in-fact

STATE OF IL
COUNTY OF Cook

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 28 day of November, 2016

Commission expires _____, 20

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

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

LOT 4 IN THE RESUBDIVISION OF LOTS 44, 45, 46, 47 AND 48 IN BLOCK 3 IN MORTON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

732 N. Lawndale Avenue
Chicago, IL 60624

Mail to:

George Vele
4250 W. Augusta Blvd
Chicago IL 60651

Send Subsequent Tax Bills To:

George Vele
4250 W. Augusta Blvd
Chicago IL 60651

Property of Cook County Clerk's Office

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DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$55,200.00 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 \$55,200.00 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.

732 N. Lawndale Avenue
Chicago, IL 60624

Property of Cook County Clerk's Office

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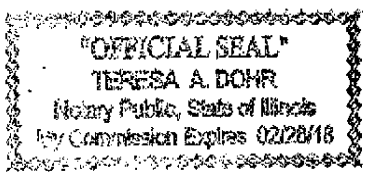
STATEMENT BY GRANTOR AND GRANTEE

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 Nov. 29, 2016 Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the
said grantor
this 29th day of Nov.
2016

Notary Public

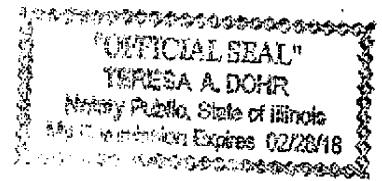


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Nov. 29, 2016 Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the
said grantee
this 29th day of Nov.
2016

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.]