

# UNOFFICIAL COPY

Doc#: 1700555039 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/05/2017 09:34 AM Pg: 1 of 3

After Recording Mail To: <sup>Terp</sup> ~~Eli Terpo~~ <sup>Kawalec</sup> )  
6052 W 63rd St. )  
3944 183<sup>rd</sup> Street, Homewood, Illinois, 60430. )  
Chicago, IL. )  
SEND SUBSEQUENT TAX BILLS TO: )  
Eli Terpo, <sup>18209 Crawford Ave.</sup> )  
3944 183<sup>rd</sup> Street, Homewood, Illinois, 60430 )

Dec ID 20161201693557  
ST/CO Stamp 0-981-432-512

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 14<sup>th</sup> day of December, 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 **Eli Terpo**,

whose address is 3944 183<sup>rd</sup> Street, Homewood, Illinois, 60430, 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 those 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 Cook and State of Illinois known and described as follows, to wit:

**LOT 31 IN ROBERT BARTLETT'S HOMEWOOD ACRES BEING A SUBDIVISION OF THE WEST ½ (EXCEPT THE NORTH 330 FEET OF THE SOUTH 990 FEET OF THE WEST 330 FEET THEREOF) OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1941 AS DOCUMENT NUMBER 12661958 IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Numbers: **28-35-302-044-0000**  
Address of the Real Estate: **3944 183<sup>rd</sup> Street, Homewood, Illinois, 60430**

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** 1-1  
CC 12021202

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$ 27,360.00 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 \$ 27,360.00 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.

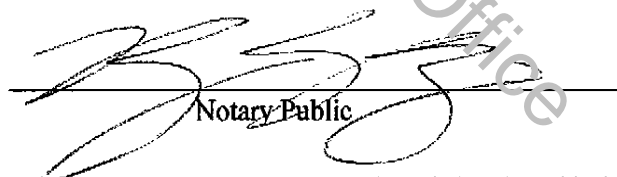
By 

Print Name: **Ronald S. Osimani**

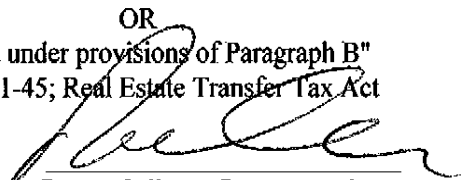
STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

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 14<sup>th</sup> day of December, 2016.

  
Notary Public

My Commission Expires:  
**Barbara S. Boiko**  
Notary Public, State of Illinois  
My Commission Expires 8/17/2017

AFFIX TRANSFER TAX STAMP  
OR  
"Exempt under provisions of Paragraph B"  
Section 31-45; Real Estate Transfer Tax Act  
12/14/2016  
Date   
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX 23-Dec-2016  
COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00  
28-35-302-044-0000 | 20161201693557 | 0-981-432-512

# UNOFFICIAL COPY



FIDELITY NATIONAL TITLE

903 COMMERCE DR. #180, OAK BROOK, ILLINOIS 60523

PHONE: (630) 574-7272  
FAX: (630) 574-1689

## STATEMENT BY GRANTOR AND GRANTEE

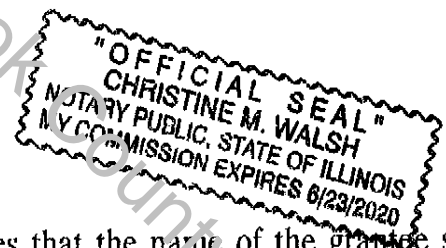
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 12/14/16 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_

this 14 day of Dec 2016

[Signature]  
Notary Public



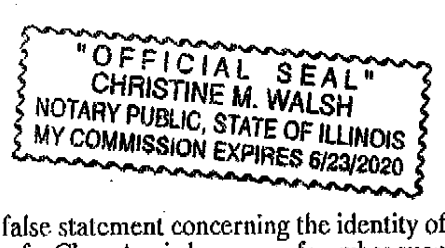
The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 12/14/16 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_

this 14 day of Dec 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.]