

# UNOFFICIAL COPY

Doc#: 1715916055 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/08/2017 09:42 AM Pg: 1 of 5

Dec ID 20170501662038  
ST/CO Stamp 1-412-325-824

## SPECIAL WARRANTY DEED



666 N W 5012 302 PM  
RM ASJ

This Deed is from **Fannie Mae a/k/a Federal National Mortgage Association** a Corporation organized and existing under the laws of the United States, P.O. Box 650043, Dallas, TX 75265-0043, ("Grantor"), **Gabriel Abarca**, 2713 S. Austin Blvd, Cicero, IL 60804 ("Grantee").

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows (the "Premises"):

**2713 S. Austin Blvd., Cicero, IL 60804**

**PIN#16-29-404-007-0000**

**Subject to:** Taxes for year 2015 and subsequent years

**See Legal Description attached hereto and made a part hereof**

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, **Grantor is exempt from any and all transfer taxes.**

**Sec. 12 U.S.C. 1723a (c) (2).**

THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH (B) OF THE REAL ESTATE  
TRANSFER ACT AS AMENDED

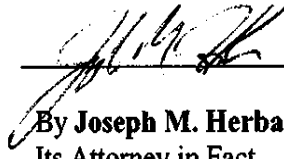
BY [Signature]  
DATE 5/31/17  
REPRESENTATIVE

T O W N C L E R K	Town of Cicero	Address: 2713 AUSTIN BLVD	<u>Real Estate Transfer Tax</u>
		Date: 05/30/2017	\$2,052.00
		Stamp #: 2017-1723	<u>Payment Type:</u> best
		By: nidebeno	<u>Compliance #:</u>
			2017-16VSNCMS

May 25, 2017

# UNOFFICIAL COPY

Fannie Mae a/k/a Federal National Mortgage Association




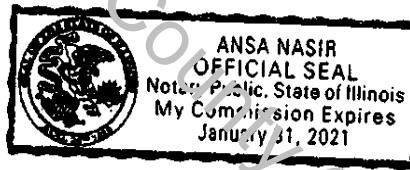
By **Joseph M. Herbas**, Shapiro Kreisman & Associates, LLC  
Its Attorney in Fact

**Joseph M. Herbas**

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

I, **Ansa Nasir**, a Notary Public in and for the County in the State aforesaid, do hereby certify that **Joseph M. Herbas**, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this May 25, 2017

  
\_\_\_\_\_  
Notary Public



Mail Recorded Deed and  
Future Tax Bills to:  
Gabriel Abarca  
2713 S. Austin Blvd.  
Cicero, IL 60804

This document was prepared by:  
Shapiro Kreisman & Associates, LLC  
200 N. LaSalle Street, Suite 2840  
Chicago, IL 60601

Clerk's Office

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## LEGAL DESCRIPTION

LOT 7 IN RW. BRAMBERG AND COMPANY'S SUBDIVISION OF LOTS 3 TO 48 INCLUSIVE, IN CLARK FAIRFIELD'S SUBDIVISION OF BLOCK 5 IN CLYDE FIRST DIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## DEED RESTRICTIONS

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$246,240 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$246,200 FOR A PERIOD OF THREE MONTHS FROM THE DATE 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.

Deputy 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 5/31/17 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Grantor  
his 31 day of May  
2017



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 5/31/17 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said Grantee  
this 31 day of May  
2017



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.]