

# UNOFFICIAL COPY

Doc#: 1716308249 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/12/2017 11:48 AM Pg: 1 of 4

Dec ID 20170601666058  
ST/CO Stamp 0-177-060-288

GA AH PP 1061  
170169154RM

**DOCUMENT PREPARED  
BY AND AFTER RECORDING  
RETURN TO:**

Segel Law Group, Inc.  
1827 Walden Office Square  
Suite 450  
Schaumburg, IL 60173

**NAME AND ADDRESS OF  
TAXPAYER:**

Arcturus Capital Management LLC.  
818 Forest Ave.  
Oak Park, IL 60302

(Save for Recorder's Information)

## QUITCLAIM DEED

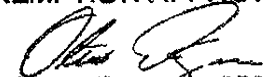
For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, having an address at **P.O. Box 650043, Dallas, TX 75265-0043, 85224** ("Grantor"), does CONVEY and QUITCLAIM unto to **Arcturus Capital Management LLC.**, having an address at **818 Forest Ave., Oak Park, IL 60302** ("Grantee"), all of Grantor's right, title and interest in and to the real property located in **423 Lenox, Oak Park, IL 60302, Cook County, Illinois** and legally described in **Exhibit A** attached hereto and incorporated herein by this reference (herein collectively called the "Real Property").

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$374,220.00 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 \$374,220.00 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.

Prior Instrument reference: **1623634079**

*[Signature Page to Follow]*

**EXEMPTION APPROVED**

  
Steven E. Drazier, CFO  
Village of Oak Park

# UNOFFICIAL COPY

Executed by the undersigned on May 18, 2017:

**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**

By ServiceLink LLC, its Attorney in Fact

By: 

Name: Charles E. Hogue Jr.

Title: AVP

A power of Attorney relating to the above described property was recorded on 01/20/2017 at Document Number: 1702049142

STATE OF PA  
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 18 day of May, 2017, by Charles E. Hogue Jr. AVP of ServiceLink LLC, its Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown N/A as identification, who after being by me the first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

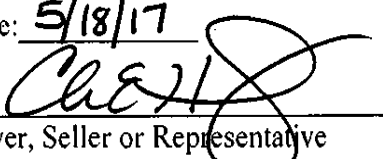
COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Diana Lynn Casella, Notary Public  
Moon Twp., Allegheny County  
My Commission Expires July 20, 2020  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

  
Notary Public

MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

EXEMPT under provisions of Paragraph B Section 31-45, Property Tax Code.

Date: 5/18/17  
  
Buyer, Seller or Representative  
Charles E. Hogue Jr. AVP

EXEMPTION APPROVED  
  
Steven E. Drazner, CFO  
Village of Oak Park

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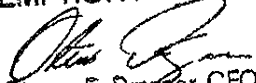
## EXHIBIT A

### Legal Description

**THE WEST 50 FEET OF THE EAST 100 FEET OF LOT 12 IN J.D. VANDERCOOK'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 6 AND PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 39, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Index Number: 16-06-223-011-0000

**EXEMPTION APPROVED**

  
Steven E. Drazner, CFO  
Village of Oak Park


# UNOFFICIAL COPY

## 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 title to real estate under the laws of the State of Illinois.

Dated MAY 18, 2017

Signature: \_\_\_\_\_

  
Charles E. Hogue Jr. **AVP**

Subscribed and sworn to before me

By the said Charles E. Hogue Jr.

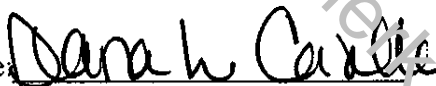
This 18 day May, 2017.

Notary Public: Diana Lynn Casella

The Grantee 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 title to real estate under the laws of the State of Illinois.

Dated may 18, 2017

Signature: \_\_\_\_\_



Subscribed and sworn to before me

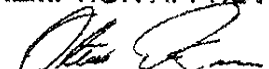
By the said AVP

This 18 day May, 2017.

Notary Public: Diana Lynn Casella

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.

EXEMPTION APPROVED

  
Steven E. Drazner, CFO  
Village of Oak Park