

# UNOFFICIAL COPY

Doc#: 1716315004 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/12/2017 11:06 AM Pg: 1 of 4

Dec ID 20170601667442  
ST/CO Stamp 1-651-816-896  
City Stamp 0-578-075-072 City Tax: \$299.25

AM EP 10/1  
170195443RM  
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:**

Binh Phung  
9963 Indigo Bay Circle  
Orlando, FL 32832

(Save for Recorder's Information)

## QUIT CLAIM 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**, ("Grantor"), does CONVEY and QUITCLAIM unto **Binh Phung**, having an address at **9963 Indigo Bay Circle, Orlando FL, 32832** ("Grantee"), all of Grantor's right, title and interest in and to the real property located in **1112 W. Marquette Road, Chicago IL 60621, 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 \$34,200.00 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 \$34,200.00 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.

Prior Instrument reference: 1530219053

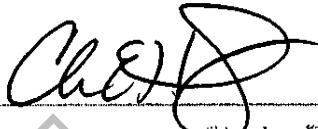
*[Signature Page to Follow]*

# UNOFFICIAL COPY

Executed by the undersigned on May 23, 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 Pennsylvania  
COUNTY OF ALLEGHENY

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 23 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.

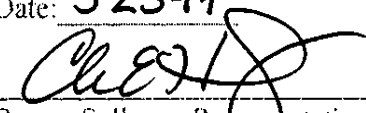
  
Notary Public

MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

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

Date: 5-23-17

  
Buyer, Seller or Representative  
Charles E. Hogue Jr. AVP

COMMONWEALTH OF PENNSYLVANIA  
 NOTARIAL SEAL  
 Nicole M. Krut, Notary Public  
 Moon Twp., Allegheny County  
 My Commission Expires Aug. 18, 2020  
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description

LOT 23 (EXCEPT THE WEST 9 FEET THEREOF) AND THE WEST 17 FEET OF LOT 24 IN BLOCK 14 IN WEDDEL AND COX'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-20-225-041-0000

# 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 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.

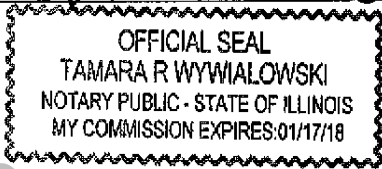
Dated: June 9, 2017

[Signature]  
Signature

[Signature]  
Print Name

Subscribed and sworn to before me this 9 of June 2017

[Signature]  
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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

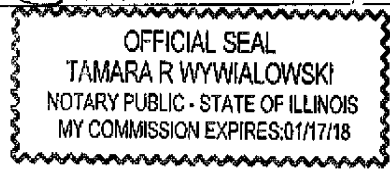
Dated: June 9, 2017

[Signature]  
Signature

[Signature]  
Print Name

Subscribed and sworn to before me this 9 of June 2017

[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.