

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association

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

Doc#: 1716617021 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/15/2017 09:47 AM Pg: 1 of 4

Dec ID 20170501661303
ST/CO Stamp 0-380-848-576
City Stamp 1-889-720-768 City Tax: \$1,732.50

A corporation created and existing by virtue of the laws of the United States of America, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 24 day of May, 2017, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

George Daniel, 238 Lisa Lane, Somonauk, IL 60552

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: 14-07-318-035-0000

ADDRESS OF REAL ESTATE 5308 S. Sayre Ave., Chicago, IL 60638

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.

Killian Meyer
Seller's Representative

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

Terese Keenan

STATE OF IL

COUNTY OF Cook

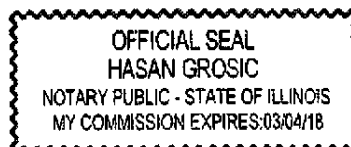
I, Hasan Grosic, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that TERESE KEENAN personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument 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 24 day of May, 2017

Commission expires _____, 20

Hasan Grosic
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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DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$198,000.00 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 \$198,000.00 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.

5308 S. Sayre Ave.
Chicago, IL 60638

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LEGAL DESCRIPTION

Lot 1 (except the North 77 feet thereof) in Block 34 in Frederick H. Bartlett's Third Addition to Bartlett Highlands, being a Subdivision in the Southwest 1/4 of Section 7, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

5308 S. Sayre Ave.
Chicago, IL 60638

Mail to:

George Daniels
238 Lisa Lane
SEMORAUX 2160552

Send Subsequent Tax Bills To:

George Daniels
238 Lisa Lane
SEMORAUX 2160552

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STATEMENT BY GRANTOR AND GRANTEE

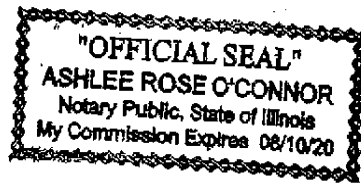
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 31, 2017 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said grantor
this 31st day of May
2017

Ashlee Rose O'Connor
Notary Public



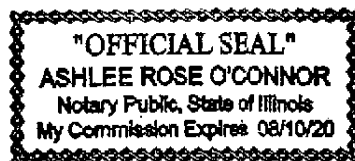
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 31, 2017 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said grantee
this 31st 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.]