

# UNOFFICIAL COPY

Doc#. 1717915125 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/28/2017 11:55 AM Pg: 1 of 4

Dec ID 20170601670846  
ST/CO Stamp 1-505-420-992

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

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

**NAME AND ADDRESS OF  
TAXPAYER:**

Dipali A. Patel  
704 W. Easton Court  
Palatine, IL 60067

CT 170135233Rm  
Rm ASS

(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**, ("Grantor"), does CONVEY and QUITCLAIM unto **Dipali A. Patel**, having an address at **704 W. Easton Court, Palatine, IL 60067** ("Grantee"), all of Grantor's right, title and interest in and to the real property located in, **610 Whispering Oaks, Palatine IL 60074, 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 CAUTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$150,570.00 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 \$150,570.00 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: **1714555214**

*[Signature Page to Follow]*

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Executed by the undersigned on June 5, 2017:

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

By ServiceLink, a Division of Chicago Title Insurance Company, its Attorney in Fact

By: Lauren Pyzoha

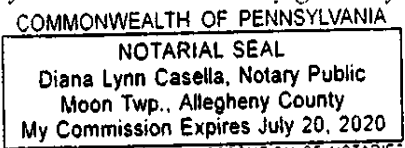
Name: Lauren Pyzoha

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 5 day of June, 2017, by Lauren Pyzoha of ServiceLink, a Division of Chicago Title Insurance Company, 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 \_\_\_\_\_ 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.



Diana L Casella  
Notary Public

MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative

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## EXHIBIT A

### Legal Description

PARCEL 1: UNIT 21-IRC TOGETHER WITH IT'S UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS IN WHISPERING OAKS CONDOMINIUM II, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 98361989, IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 20, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF CONDOMINIUM AFORESAID.

Permanent Real Estate Index Number: 02-02-275-065-1025

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

Dated June 5, 2017

Signature: [Handwritten Signature]



Subscribed and sworn to before me  
By the said [Handwritten Name]  
This 5 day June, 2017  
Notary Public: [Handwritten Signature]

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 June 5, 2017

Signature: [Handwritten Signature]

Subscribed and sworn to before me  
By the said [Handwritten Name]  
This 5 day June, 2017  
Notary Public: [Handwritten Signature]

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.

