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1718434061

Doc# 1718434061 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/03/2017 02:26 PM PG: 1 OF 4

Property of Cook County Clerk's Office

Special Warranty Deed

ORNTIC File Number:
Old Republic National Title
9601 Southwest Hwy
Oak Lawn, IL 60453
312/641-7799

CCRD REVIEW 

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After Recording Mail To: Griffin & Gallagher, LLC)
Kevin Lynch 10001 S. Roberts Rd.)
5212 Ernst Court, Western Springs, Illinois, 60558)

Palos Hills, IL 60465)

SEND SUBSEQUENT TAX BILLS TO: (FLV 17-0342))

Kevin Lynch)

~~5212 Ernst Court, Western Springs, Illinois, 60558~~)

Po Box 1523, Bridgview, IL 60455)

This instrument was prepared by:)

Boiko & Osimani, P.C.)

3447 N. Lincoln Avenue, Chicago, Illinois, 60657)

Phone # 773-296-6100)

780603 ✓)

Old Republic Title)

9601 South West Highway)

Oak Lawn, IL 60453)

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SPECIAL WARRANTY DEED (Illinois)

THIS AGREEMENT, made this 23rd day of June, 2017, between **Fannie Mae A/K/A Federal National Mortgage Association**, whose address is **Fannie Mae, P.O. Box 650043, Dallas, Texas, 75265-0043**, created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and **Kevin Lynch**, a married person, whose address is **5212 Ernst Court, Western Springs, Illinois, 60558**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Tract G and the North half of Tract H in Frederick H. Bardlett's 95th Street Homesteads, being a subdivision of Lot 6 in Felix Cody's Subdivision of the East half of the Northwest quarter and the Northwest quarter of the Northwest quarter of Section 12, Township 37 North, Range 12, East of the Third Principal Meridian, (except a strip of land 52 in width heretofore deeded to William H. Rand recorded May 15, 1891 in Book 3439, page 389, as document 1469139), in Cook County, Illinois.

Permanent Real Estate Numbers: **23-12-100-010-0000 and 23-12-100-027-0000**
Address of the Real Estate: **9642 S 78th Court, Hickory Hills, Illinois, 60457**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the part of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$ 132,120.00 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 \$ 132,120.00 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.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Director, the day and year first above written.

Fannie Mae A/K/A Federal National Mortgage Association by it's Attorney in Fact Boiko & Osimani, P.C.

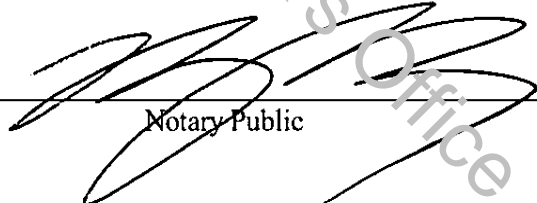
By 

Print Name: Ronald S. Osimani

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

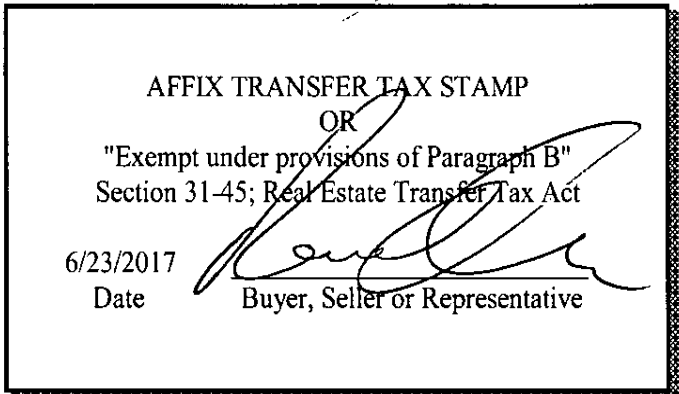
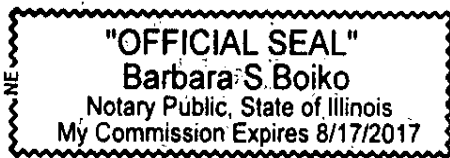
I, **Barbara S. Boiko**, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Ronald S. Osimani**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such **Ronald S. Osimani**, of **Boiko & Osimani, P.C.**, Attorney in Fact for **Fannie Mae A/K/A Federal National Mortgage Association**, signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act and deed of said corporation, for the use and purposes therein set forth.

Given under my hand and official seal, this 23rd day of June, 2017.



Notary Public

My Commission Expires:



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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 ILLINOIS.

Dated 6/30/17

SIGNATURE *Patricia Court*
Grantor or Agent

Subscribed and sworn to before me by the said agent this 30 (th) day of June, 2017.

Notary Public *Megan Lee*



THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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, 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: 6/30/17

SIGNATURE *Patricia Court*
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 30 (th) day of June 2017.

Notary Public *Megan Lee*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.