

# UNOFFICIAL COPY



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Doc# 1720034032 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/19/2017 10:15 AM PG: 1 OF 3

**FIRST AMERICAN TITLE**

**FILE #** 2741204

3800-4265

REO # C150HJ6

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, P.O. Box 650043, Dallas, TX 75265-0043, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to Kathy Austin, address: 4886 N. Ashland, Chicago, IL 60640, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

UNIT NO. 1E IN THE 1606 WEST CARMEN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 10 (EXCEPT FOR THE WEST 35 FEET THEREOF) IN ORR'S PART OF ANDERSONVILLE, BEING A SUBDIVISION OF LOTS 4, 5, 6 AND THE EAST 99 FEET OF LOT 8 IN BLOCK 2 IN ANDERSONVILLE, A SUBDIVISION OF PART OF SECTION 7 AND 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART CONVEYED TO THE CITY OF CHICAGO FOR WIDENING ASHLAND AVENUE RECORDED AS DOCUMENT 9225129) IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS APPENDIX "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0325810095 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 1606 W. Carmen Avenue Unit 1E, Chicago, IL 60640  
Property Index No. 14-07-408-093-1001

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:


- (a) general real estate taxes for the ~~2016~~ <sup>2017</sup> and subsequent years;
- (b) building setback lines, rights, easements, limitations, covenants, conditions and/or restrictions of record;
- (c) Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$146,400.00 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 \$146,400.00 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.


CCRD REVIEW 

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		19-Jul-2017
	COUNTY:	61.00
	ILLINOIS:	122.00
	TOTAL:	183.00
14-07-408-093-1001   20170701690502   1-478-946-240		

REAL ESTATE TRANSFER TAX		19-Jul-2017
	CHICAGO:	915.00
	CTA:	366.00
	TOTAL:	1,281.00 *
14-07-408-093-1001   20170701690502   0-726-789-568		
* Total does not include any applicable penalty or interest due.		

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And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and,
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this 13<sup>th</sup> day of July, 2017.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG, LTD. Attorney in Fact


By: [Signature]  
Holder of Limited POA

STATE OF ILLINOIS

COUNTY OF COOK

I, Keli Golden, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Daniel H. Olswang, personally known to me to be the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA and 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 acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13<sup>th</sup> day of July, 2017.

[Signature]  

 Notary Public

Prepared by:  
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