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Doc# 1724329882 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/31/2017 03:45 PM PG: 1 OF 3

MAIL TO:

Mark Grimsley
4574 N Narragansett Ave
Chicago, IL 60630

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

1164246793 01 of 2

THIS INDENTURE, made this 23 day of August, 2017, between **Fannie Mae a/k/a Federal National Mortgage Association (P.O. Box 650043, Dallas, TX 75265-0043)**, a corporation 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 **Mark Grimsley (4579 N Narragansett Avenue, Chicago, IL 60630)**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) 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, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 12-24-327-029-0000

PROPERTY ADDRESS(ES): 3234 North Ozanam Avenue, Chicago, IL, 60634

BW

REAL ESTATE TRANSFER TAX		01-Sep-2017
	CHICAGO:	1,050.00
	CTA:	420.00
	TOTAL:	1,470.00 *

REAL ESTATE TRANSFER TAX		01-Sep-2017
	COUNTY:	70.00
	ILLINOIS:	140.00
	TOTAL:	210.00
	12-24-327-029-0000 20170801611045 0-992-775-104	

12-24-327-029-0000 | 20170801611045 | 0-721-040-320

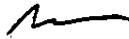
* Total does not include any applicable penalty or interest due.

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$168,000.00 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 \$168,000.00 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.

Fannie Mae a/k/a Federal National Mortgage Association

Matthew Gruca
ARDC No. 6303431

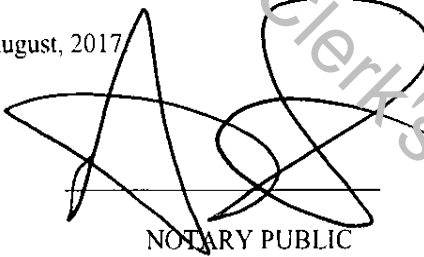


By: McCalla Raymer Pierce, LLC
As Attorney in Fact
Matthew Gruca

STATE OF IL)
) SS
COUNTY OF COOK)

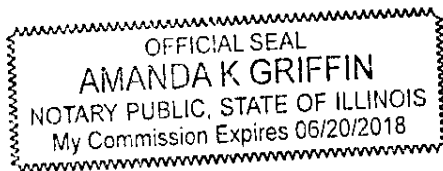
I, Amanda K. Griffin, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Matthew Gruca, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 23 day of August, 2017


NOTARY PUBLIC

My commission expires 6/20/2018

This Instrument was prepared by
Amanda Griffin/McCalla Raymer Pierce, LLC
1 North Dearborn, Suite 1200, Chicago, IL 60602



PLEASE SEND SUBSEQUENT TAX BILLS TO:

Mark Grimsley
4549 N Narragansett Ave
Chicago, IL 60630

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EXHIBIT A

LOT 6 IN BLOCK 8 IN JOHN J. RUTHERFORD'S FIFTH ADDITION TO MONT CLAIRE
SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF
SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, LYING SOUTH OF THE INDIAN BOUNDARY LINE,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**