UNOFFICIA After Recording Mail To: Ezbproperties LLC 10421 S. Jordan Gateway, Suite 600 ·Doc# 1724434070 Fee \$42.00 South Jordan, Utah, 84095 RHSP FEE:\$9.00 RPRF FEE: \$1.00 SEND SUBSEQUENT TAX BILLS TO: AFFIDAVIT FEE: \$2.00 Ezbproperties LLC KAREN A. YARBROUGH 10421 S. Jordan Gateway, Suite 600 South Jordan, Utah, 84095 COOK COUNTY RECORDER OF DEEDS DATE: 09/01/2017 02:25 PM PG: 1 OF 3

Above This Line Reserved For Official Use Only-

Phone # 773-296-6100

3447 N. Lincoln Ave., Chicago, IL 60657

This instrument was prepared by:

Boiko & Osimani, P.C.

SPECIAL WARRANTY DEED

(Illinois)

THIS AGREFMENT, made this 29th day of August, 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 vader 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 Ezbproperties LLC, , whose address is

10421 S. Jordan Gateway, Suite 600, South Jordan, Utah, 84095, 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:

Lot 11 (except the North 20 feet) and all of Lot 12 in Block 15 of Percy Wilson's Second Addition to Harvey Highlands, being a subdivision of Lots 1 and 2 in the Subdivision of the East three quarters of the Northwest quarter of the Northeast quarter of Section 20, except the West 60 feet, and the West half of the West half of the Northeast quarter of Section 20, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Numbers: 29-20-206-043-0000

Address of the Real Estate: 16032 S Lathrop Avenue, Harvey, Illinois, 60426

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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UNOFFICIAL COPY

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$ 33,000.00 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 \$ 33,000.00 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.

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.

REAL ESTATE TRANSFER	TAX 01-Sep-2017
	O INTY: 0.00
	TUTAL: 0.00
29-20-206-043-0000	20170801615231 1-804-307-392

Fannie Mae A/R/A Federal National Mortgage Association by its Attorney in Fact Boiko & Osimani, P.C.

" // ell

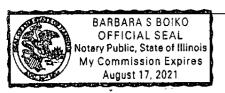
Print Name: Ronald S. Osimani

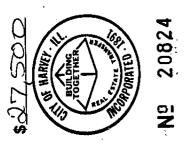
STATE OF **ILLINOIS**) ss COUNTY OF **COOK**)

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 reperson, 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 uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of August, 2017.

My Commission Expires:





AFFIX TRANSFER TAX STAMP

Notary Public

"Exempt under provisions of Paragraph B

Section 31-45; Real Estate Transfer Tax

8/29/2017

Date

Buver. Seller or Representative

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UNOFFICIAL COPY 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.

Subscribed and sworn to before me by the said AA LEE NOTARY PUBLIC. STATE OF ILLINOIS My Commission Expires 07/06/2020

THE GRANTEE OR HIS AGENT AFFIRMS AND VIRIFIES 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 ON 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: 8/3///7

SIGNATURE

Grantee or Agent

Subscribed and sworn to before

me by the said age

Notary Public

OFFICIAL SEAL MEGAN LEE

NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 07/06/2020

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.