

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association

P.O. Box 650043,
Dallas, TX 75265-0043

A corporation created and existing by virtue of the laws of the United States of America, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 27th day of September, 2017, REMISE, ALIEN AND CONVEY TO THE GRANTEE,



Doc# 17279340008 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/06/2017 09:22 AM PG: 1 OF 3

Castlerock 2017 LLC, 333 Westchester Ave., West Building Suite 2100, White Plains, NY 10604

The following described real estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant 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 said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to:

PERMANENT REAL ESTATE NUMBER: 31-35-420-012-0000

ADDRESS OF REAL ESTATE 12 Somonauk Ct., Park Forest, IL 60466

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year written above.

Exempt under provision of Paragraph b
Section 31-41, Real Estate Transfer Tax Act.

Seller's Representative

Fannie Mae AKA Federal National Mortgage Association
by First American Title Insurance Company, its
Attorney-in-fact

Jamey Davis

Authorized Signer of First American Title
Insurance Company as Attorney in fact
and/or agent

FIRST AMERICAN TITLE
FILE # 2873306

STATE OF Texas

COUNTY OF Dallas

I, Cynthia Ann Partida Valtierra, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jamey Davis personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and executed said instrument, pursuant to authority given by the grantor, as his/her free and voluntary act.

Given under my hand and official seal, this 27 day of September, 2017

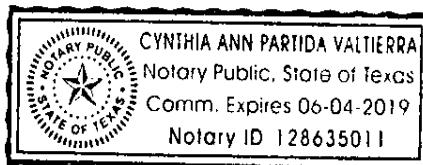
Commission expires 10-4-, 2017

Cynthia Ann Partida Valtierra
NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004

EXEMPTION APPROVED

Sheila C. McNamee
VILLAGE CLERK
VILLAGE OF PARK FOREST



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LEGAL DESCRIPTION

LOT 12 IN BLOCK 77 IN VILLAGE OF PARK FOREST AREA NUMBER 8, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1953 AS DOCUMENT NUMBER 15733496, IN COOK COUNTY, ILLINOIS.

12 Somonauk Ct.
Park Forest, IL 60466

DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$26,460.00 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 \$26,460.00 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.

12 Somonauk Ct.
Park Forest, IL 60466

Mail to: Castlerock 2017, LLC

Send Subsequent Tax Bills To:

333 Westchester Ave

West Building #2100 →

White Plains, NY 10604

REAL ESTATE TRANSFER TAX

05-Oct-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

31-35-420-012-0000 | 20170901630996 | 1-146-533-824



First American

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First American Title Insurance Company
18501 Maple Creek Drive, Suite 950
Tinley Park, IL 60477
Phone: (708)429-0044
Fax: (866)524-5676

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: October 04, 2017

Signature: _____

Grantor of Agent

Subscribed and sworn to before me by the said _____, affiant, on October 04, 2017.

Notary Public _____



The grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated: October 04, 2017

Signature: _____

Grantee of Agent

Subscribed and sworn to before me by the said _____, affiant, on October 04, 2017.

Notary Public _____

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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

