

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association

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



Doc# 1729619006 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/23/2017 09:20 AM PG: 1 OF 3

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 3 day of October, 2017, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Henry McKinney and Curtis Oliver, 4416 Imperial, Richton Park, IL 60471 *

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:

* each as to an undivided 50% interest as tenants in common,

PERMANENT REAL ESTATE NUMBER: 11-10-408-076-1047

ADDRESS OF REAL ESTATE 7320 N. Rogers Ave., 414, Chicago, IL 60626

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 31.45, Real Estate Transfer Tax Act.

[Signature]
Seller's Representative

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

[Signature]
Jamey Davis

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

FIRST AMERICAN TITLE
FILE # 2833840

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 3 day of October, 2017

Commission expires 6 - 4 -, 20 19

[Signature]
NOTARY PUBLIC

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

FIRST AMERICAN TITLE
FILE # 2833847



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DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$48,000.00 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 \$48,000.00 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.

7320 N. Rogers Ave., 414
Chicago, IL 60626

REAL ESTATE TRANSFER TAX		20-Oct-2017
		COUNTY: 20.00
		ILLINOIS: 40.00
		TOTAL: 60.00
11-30-408-076-1047 20171001638877 1-993-945-024		

REAL ESTATE TRANSFER TAX		20-Oct-2017
		CHICAGO: 300.00
		CTA: 120.00
		TOTAL: 420.00 *
11-30-408-076-1047 20171001638877 1-617-985-472		
* Total does not include any applicable penalty or interest due.		

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LEGAL DESCRIPTION

UNIT 414 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7306 NORTH WINCHESTER CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25159251, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

7320 N. Rogers Ave., 414
Chicago, IL 60626

Mail to:

Send Subsequent Tax Bill To:

IBD - Henry McKinney
416 Imperial Drive
Richardson Park, IL
60471

IBD Henry McKinney
416 Imperial Drive
Richardson Park, IL
60471

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