

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association

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

Doc#: 1805915042 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/28/2018 09:53 AM Pg: 1 of 4

Dec ID 20180201600779
ST/CO Stamp 0-708-123-680
City Stamp 1-244-994-592 City Tax: \$766.50

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 14th day of February, 2018, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Valerie Moreland, 1023 Scott, Chicago Heights, IL 60411

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: 25-05 226-030-0000

ADDRESS OF REAL ESTATE 9026 South May Street, Chicago, IL 60620

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 11-45, Real Estate Transfer Tax Act.

Seller's Representative

2-14-18

Fannie Mae AKA Federal National Mortgage Association
by Kessler & Keirnan, P.C., its Attorney-in-fact

Terese Keirnan

STATE OF

IL

COUNTY OF

Cook

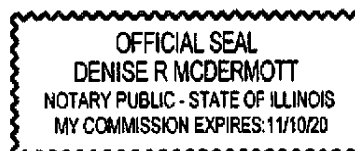
I, Denise R. McDermott, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Terese Keirnan personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said 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 14 day of February, 2018

Commission expires _____, 20

Denise R. McDermott
NOTARY PUBLIC

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



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DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$87,600.00 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 \$87,600.00 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.

9026 South May Street
Chicago, IL 60620

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

The South 10 feet of Lot 11 and Lot 12 (except the South 5 feet thereof) in Block 5 in Cole's Subdivision of the West 1/2 of the South 20 Acres of the West 1/2 of the Northeast 1/4 of Section 5, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

9026 South May Street
Chicago, IL 60620

Mail to:

Valerie Moreland
~~10800~~ P.O. Box 2484
Chicago IL 60641

Send Subsequent Tax Bills To:

Valene Moreland
P.O. Box 2484
Chicago IL 60642

Property of Cook County Clerk's Office

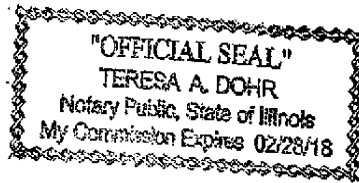
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STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated February 21, 2018 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said grantor
this 21st day of February
2018.

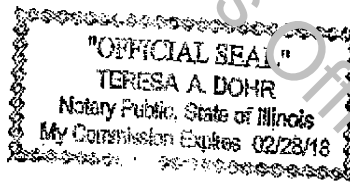


[Signature]
Notary Public

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 February 21, 2018 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said grantee
this 21st day of February
2018.



[Signature]
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]