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SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association

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

Doc#: 1808806006 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/29/2018 10:06 AM Pg: 1 of 5

Dec ID 20180301622302
ST/CO Stamp 1-474-969-120

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 19th day of MARCH, 2018, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

ABC Turnkey Properties LLC, 17500 Carriage Way Dr., Unit A, Hazel Crest, IL 60429

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: 29-27-774-001-0000

ADDRESS OF REAL ESTATE 705 East 170th Street, South Holland, IL 60473

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.

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

Seller's Representative

Kessler Keirnan

CT 175T07805RM
Rm 555

STATE OF IL

COUNTY OF Cook

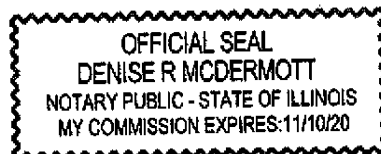
I, Denise McDermott, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Fannie Mae AKA Federal National Mortgage Association personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person 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 19 day of March, 2018

Commission expires _____, 20

Denise 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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LEGAL DESCRIPTION

Lot One (1) in Huguelot's Addition to South Holland, being a Subdivision of part of the West Half (1/2) of the Northwest Quarter (1/4) of Section 26, and part of the East Half (1/2) of the Northwest Quarter (1/4) of Section 27; all in Township 36 North, Range 14, East of the Third Principal Meridian according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on November 16, 1965 as document no. 2242345.

705 East 170th Street
South Holland, IL 60473

Mail to:

AVC TURKEY PROPERTIES, LLC
17500 E. CARRINGTON DRIVE
SUITE A

HAZEL CREST, IL 60474

Send Subsequent Tax Bills To:

AVC TURKEY PROPERTIES, LLC
17500 E. CARRINGTON DRIVE
SUITE A

HAZEL CREST, IL 60474

Property of Cook County Clerk's Office

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DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$85,200.00 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 \$85,200.00 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.

705 East 170th Street
South Holland, IL 60473

Property of Cook County Clerk's Office

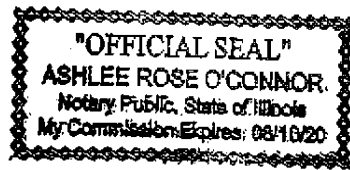
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STATEMENT BY GRANTOR AND GRANTEE

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 state under the laws of the State of Illinois.

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

Subscribed and sworn to before me by the
said Grantor
his 21 day of March
2018

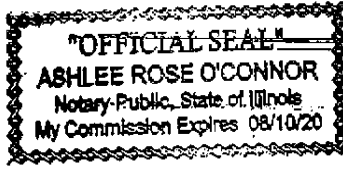


Ashlee Rose O'Connor
Notary Public

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 March 21, 2018 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Grantee
this 21 day of March
2018



Ashlee Rose O'Connor
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.]

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Fannie Mae**
Mailing Address: **P. O. Box 655045, Dallas , TX 75265**
Telephone No.: **800-732-6643**
Attorney or Agent: **Steve Meeker**
Telephone No.: **708-418-5908**
Property Address: **705 East 170th Street
South Holland, IL 60473**
Property Index Number (PIN): **29-27-204-001-0000**
Water Account Number: **0320108001**
Date of Issuance: **3/9/2018**

State of Illinois)
County of Cook)

This instrument was acknowledged before
me on March 9, 2018 by

Becky A. Harris

Becky A. Harris
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: Bret Scott
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.