

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association

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

Doc#. 1812929204 Fee: \$52.00 Karen A. Yarbrough Cook County Recorder of Deeds Date: 05/09/2018 11:08 AM Pg: 1 of 3

Dec ID 20180401650923 ST/CO Stamp 0-416-759-328

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 3rd day of April, 2018, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Green Urban Homes, Inc. 2804 W. Dickens, Chicago, IL 60647

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: 10-7-4-22-029-0000

ADDRESS OF REAL ESTATE 916 Brown Ave., Evanston, IL 60202

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 31.46, Real Estate Transfer Tax Act.

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

[Signature of Seller's Representative]

[Signature of Fannie Mae Attorney-in-fact]

Seller's Representative

CT 165T08025RM Rm 255

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 23 day of April, 2018

Commission expires , 20

[Signature of Notary Public]

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 8 in Block 7 in Grant's Addition to Evanston being a Subdivision of the East Two-Thirds of the South Half of the North West Quarter of Section 24, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

916 Brown Ave.
Evanston, IL 60202

Property of Cook County Clerk's Office

CITY OF EVANSTON
EXEMPTION
Devon Reid
CITY CLERK
4/26/18

Mail to:

Send Subsequent Tax Bills To:

Green Urban Homes Inc
2804 W Dickens Ave
Chicago IL 60647

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DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$276,000.00 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 \$276,000.00 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.

916 Brown Ave.
Evanston, IL 60202

Property of Cook County Clerk's Office