

UNOFFICIAL COPY



Doc#: 0608653067 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/27/2006 08:39 AM Pg: 1 of 5

4363700 '13

GIT

SPECIAL WARRANTY DEED
REC CASE No: C059170

This Deed is from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOC., a corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C. ("Grantor"), to **Thomas C. Hansen** ("Grantee"), and to Grantee's heirs and assigns.

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows (the "Premises"):

3428 Randolph Street, Lansing, IL 60435

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes.
See, 12 U.S.C. 1723a (c) (2).

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$127,200.00 for a period of six months from the date of this deed.

Grantee shall also be prohibited from encumbering subject property with

UNOFFICIAL COPY

Exempt under provisions of Section B of the
 Real Estate Tax Act.
2/24/06 Creamo
 Date Signature of Representative

a security interest in the principal amount of greater than \$127,200.00 for a period of six months from the date 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.

Date: February 24, 2006
 FANNIE MAE A/K/A FEDERAL NATIONAL
 MORTGAGE ASSOCIATION

By: [Signature]
 Belinda Ferguson
 Vice President

Attest: [Signature]
 Shalene Green
 Assistant Secretary

STATE OF TEXAS)
) SS
 COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 24th Day of February, 2006, by Belinda Ferguson, Vice President, and Assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

[Signature]
 Notary Public



UNOFFICIAL COPY

LOTS 33 AND 34 IN BLOCK 3 IN NORTH LANSING, A SUBDIVISION OF THE WEST ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3428 Randolph Street,
Lansing, IL 60438

P.I.N.: 30-32-120-027 & 30-32-120-028

Prepared by: Belinda C. Ferguson
Fannie Mae
International Plaza II
14421 Dallas Parkway, Ste. 1000
Dallas, TX 75254-2916

After Recording, Mail to:

THOMAS HANSEN
17618 COMMUNITY ST
LANSING, IL 60438

EXHIBIT A

UNOFFICIAL COPY

L-4

STATEMENT BY GRANTEE AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the 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 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: 3/20/06, 20

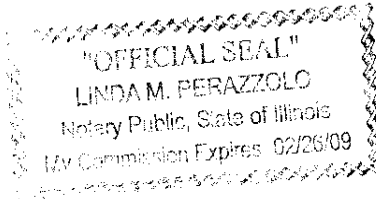
Signature

Subscribed to and sworn before me this

20 day of

MARCH, 20

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

Dated: 3/20/06

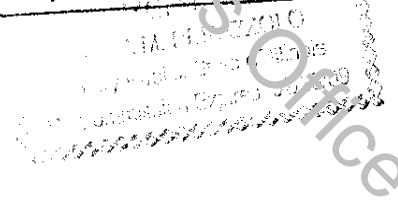
Signature

Subscribed to and sworn before me this

20 day of

MARCH, 20

Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUUSEQUENT OFFENSES.

(ATTACH TO DEED OR ADD TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)

UNOFFICIAL COPY

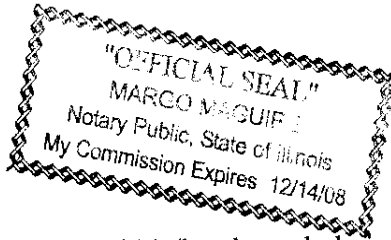
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in the 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 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: 3-22, 2006 Beaman
Signature

Subscribed to and sworn before me this 22nd day of March 2006

Margo Maguire
Notary Public

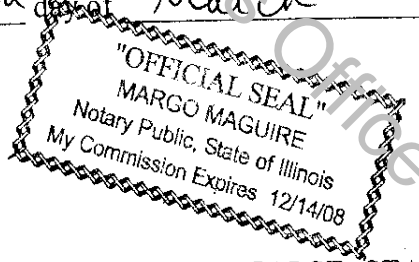


The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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: 3-22, 2006 Beaman
Signature

Subscribed to and sworn before me this 22nd day of March 2006

Margo Maguire
Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY OF A GRANTOR OR GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS ACTION 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)