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0612453018D

Doc#: 0612453018 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/04/2006 07:32 AM Pg: 1 of 4

4368198(1/1)

SPECIAL WARRANTY DEED REO CASE No: C061524

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 **Anwar Zia** ("Grantee"), and to Grantee's heirs and assigns.

AND SYED L. HUSSAINI, 50% EACH
AS TENANTS IN COMMON
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"):

21745 Carol Avenue, Sauk Village, Illinois 60411

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 **\$94,800.00** for a period of six months from the date of this deed.

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Exempt under provisions of paragraph B, Section 4,
Real Estate Transfer Act.
4-26-06
Date: _____ Buyer: _____ Seller: _____

Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than **\$94,800.00** 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: April 26, 2006
FANNIE MAE A/K/A FEDERAL NATIONAL
MORTGAGE ASSOCIATION



By: _____

Diane E. Sanders
Vice President

Vice President

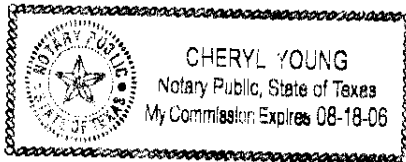
Attest: _____

Patricia Hanson
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 26 Day of April, 2006, by Diane E. Sanders, Vice President, and Patricia Hanson, Assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

Notary Public



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THAT PART OF LOT 2 DESCRIBED AS FOLLOWS: COMMENCING ON THE EAST LINE OF LOT 2 A DISTANCE OF 70.31 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 2; THENCE SOUTH 0.00 DEGREES, 39 MINUTES 10 SECONDS EAST 33.85 FEET OF SAID EAST LINE; THENCE NORTH 71 DEGREES, 53 MINUTES, 59 SECONDS WEST 139.49 FEET THROUGH A PARTY WALL TO THE WEST LINE OF LOT 2; THENCE NORTHEASTERLY 16.80 FEET ON SAID WEST LINE TO A POINT OF TANGENT; THENCE NORTH 18 DEGREES 03 MINUTES, 30 SECONDS EAST 15.21 FEET; THENCE SOUTH 71 DEGREES 55 MINUTES, 19 SECONDS EAST 129.09 FEET THROUGH A PARTY WALL TO THE EAST LINE OF LOT 2; THENCE SOUTH 0.0 DEGREES 39 MINUTES 10 SECONDS EAST 33.85 FEET TO THE PLACE OF ~~LOT~~ SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1973 AS DOCUMENT NUMBER 22290201 IN COOK COUNTY, ILLINOIS.

Commonly known as: 21745 Carol Avenue
Sauk Village, Illinois 60411

** BEGINNING, ALL IN BLOCK II IN SURREY
BROOK, BEING A SUBDIVISION OF
PART OF THE WEST 1/4 OF*

P.I.N.: 32-25-117-010

Prepared By: Belinda Phillips
Fannie Mae
International Plaza II
14421 Dallas Parkway Ste. 1000
Dallas, TX 75254-2916

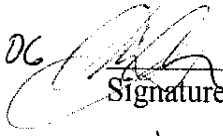
After Recording, Mail to: Mr. Tushar Chotalia
Attorney at Law
3772 W. Devon
Lincolnwood, Illinois 60712

EXHIBIT A

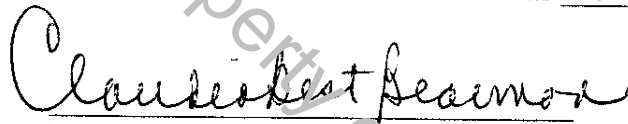
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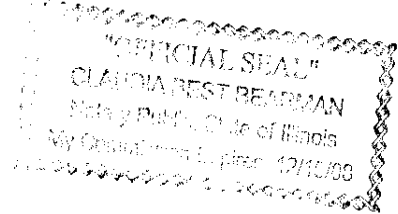
STATEMENT BY GRANTOR AND GRANTEE

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: April 26, 2006 
Signature

Subscribed to and sworn before me this 26 day of April 2006


Notary Public

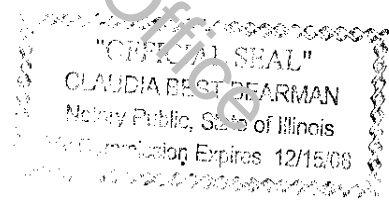


The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to real 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: April 26, 2006 
Signature

Subscribed to and sworn before me this 26 day of April 2006


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)