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Doc#: 0621904000 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/07/2006 08:38 AM Pg: 1 of 4

SPECIAL WARRANTY DEED
REO CASE No: C05A003

This Deed is from **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION** a Corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C., ("Grantor"), **Shirley McDonald ("Grantee")**. *widow and not since remarried*

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed 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"):

14130 S. Honore, Dixmoor, IL 60426

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).

1 of 1

1st AMERICAN TITLE order # 1364961


Exempt under provisions of
Paragraph , Section 31-45,
Property Tax Code.

2/3/06 [Signature]
Date Buyer, Seller or Representative

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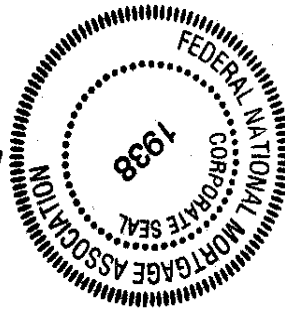
July 3, 2006

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: 
Belinda Phillips
Vice President

Attest: _____

Assistant Secretary Heidi Jones
Assistant Secretary

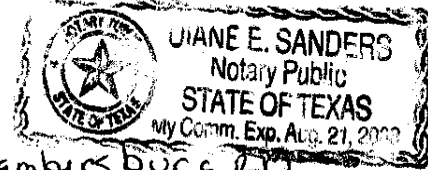


STATE OF TEXAS)
) SS
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 3rd Day of July, 2006 by Belinda Phillips, Vice President, and _____, Assistant Secretary, of Fannie Mae a/k/a Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

Notary Public
Shirley McDonald
Mail Recorded Deed and
Future Tax Bills to:

Shirley McDonald 2771 Chambersburg Dr
14130 S. Homestead
Dixmoor, IL 60426 Pottersville PA 17307



This document was prepared by:

Fisher and Shapiro, LLC

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOTS 14 AND 15 AND THE NORTH 10 FEET OF LOT 16 IN BLOCK 231 IN HARVEY, A SUBDIVISION OF SECTIONS 6 AND 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 29-06-413-047-0000 Vol. 0197

Property Address: 14130 South Honore Avenue, Dixmoor, Illinois 60426

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$54,000 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$54,000 FOR A PERIOD OF THREE 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.

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