

# UNOFFICIAL COPY



Doc#: 0632557147 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/21/2006 02:40 PM Pg: 1 of 4

H374357 1/2

GIT

SPECIAL WARRANTY DEED  
REC CASE No: C068061

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 Gino Picciola ("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"):

**177816 John Avenue, Country Club Hills, IL 60478**

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 **\$150,000.00** for a period of three months from the date of this deed.

OK 11/14/06  
CITY OF COUNTRY CLUB HILLS  
EXEMPT  
REAL ESTATE TRANSFER TAX  
17816 John

4

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Exempt under provisions of paragraph B Section 4,  
 Real Estate Transfer Act.  
11-14-06 Creamer  
 Date Buyer, Seller or Representative

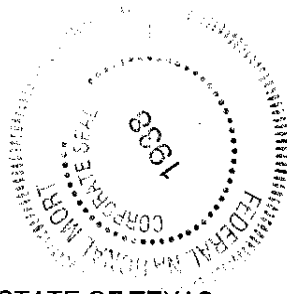
Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than **\$150,000.00** for a period of three months from the date of this deed. These restrictions shall run with the land and are not personal to Grantee.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

Date: **November 17**, 2006  
 FANNIE MAE A/K/A FEDERAL NATIONAL  
 MORTGAGE ASSOCIATION

By: [Signature] **BELINDA PHILLIPS**  
**VICE PRESIDENT**  
 Vice President

Attest: [Signature] **Diane E. Sanders**  
**Assistant Secretary**  
 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 14 Day of **November**, 2006, by Belinda Phillips, **Diane E. Sanders**, Vice President, and **Assistant Secretary**, Assistant Secretary of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

[Signature]  
 Notary Public  
**HEIDI A. JONES**  
 Notary Public, State of Texas  
 My Commission Expires 02-19-10



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LOT 131 IN J.E. MERRION'S COUNTRY CLUB HILLS UNIT 8, A  
SUBDIVISION OF THE NORTH ½ OF THE NORTHWEST ¼ AND PART OF THE  
SOUTHWEST ¼ OF SAID NORTHWEST ¼ OF SECTION 34, TOWNSHIP 36  
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

Commonly known as: 17816 John Avenue  
Country Club Hills, IL 60478

P.I.N.: 28-34-111-021

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

After Recording, Mail to: Mr. Art Pierce  
Attorney at Law

*4246 W 63rd St  
Chicago IL  
60649*

EXHIBIT A

Property of Cook County Clerk's Office

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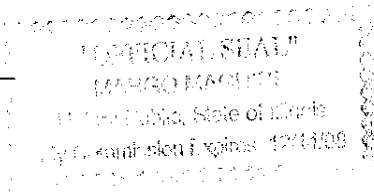
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/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: 11-14, 2006 Beamon  
Signature

Subscribed to and sworn before me this 14<sup>th</sup> day of Nov, 2006.

Mary Jo [Signature]  
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: 11-14, 2006 Beamon  
Signature

Subscribed to and sworn before me this 14<sup>th</sup> day of Nov, 2006.

Mary Jo [Signature]  
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)