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2717:478-60

6-25 GIT Doc#: 0717847096 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 06/27/2007 10:40 AM Pg: 1 of 4

SPECIAL WARRANTY DEED
REC CASE No: C06F943

This Deed is from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGACE 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 Mary McNeely ("Grantee"), and to Grantee's heirs and assigns. Many McNeely ("Grantee"), and to Grantee's heirs and assigns. Many McNeely ("Grantee"), and to Grantee, which will be with the County of Year or hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever herein, all of Grantor's right, title and interes in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows (the "Premises"):

And Grantor, for itself and its successors doer 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 Fremises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever do and 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 \$297,000.00 for a period of three months from the date of this deed.

CERTIFICATION OF COMPLIANCE
Willings of Mestalester
6-22-07
6-Downs

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Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$297,000.00 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: May (0-3)	, 2007	
FANNIE MAE A/K/A FE		, 0
MORTGAGE ASSOCIA	TION	/ \
		1
	By:	Sanders
	Dia	
		rice President
	Vice Prosident	MORTON OF
•		ORATE CONTRACTOR
	Attest:	
	Donna G	na ssan i 1938
	Assistant Secretary	
STATE OF TEXAS)	
) SS	The state of the s
COUNTY OF DALLAS)	Charles Marther Harring.
	,	
The foregoing instrumer	nt was acknowledged before r	ne, a notary public
commissioned in Dallas Diane H. Sanders	County, Texas this Da	y of May, 2007 , by
_ • ·	VICE FIESIC	dent and
Donna Ghasselelar	y, of Federal National Mortga	age Association, a
United States Corporation	on behalf of the corporation.	
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Natary Bulks	\	
Notary Pub lic	proceedance	and and and an engineering
	HEIDI A. JONE	
77	Votary Public, State of	Texas §
/ `	My Commission Expires 0	2-19-10 🛔
/	Market Mills	San
`	\ \	

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LOT 37 (EXCEPT THE WEST 4 FEET THEREOF) AND LOT 38 (EXCEPT THE EAST 16 FEET THEREOF) AND THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 10328 Pelham

Westchester, Illinois 60154

P.I.N.: 15-21-100-054

Prepared By: Diane E. Sanders

Fannie Mae

International Plaza II

14:21 Dallas Parkway, Ste. 1000

Dallas, TX 75254-2916

After Recording, Mail to:

TX 752

L to:

,RYS TAC= BUSH, A.

HOO N. MCCLURG COURT

Chicago 172- 60611

EXHIBIT A CRYSTAG BUSH, Attornes At LAW 400 n. McClurg Court #2215

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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 grantee

snown 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: 6/14/07 Blandy & Medius
Signature
1/11
Subscribed to and sylom before me this 14th day of June 2007
Chally UlMUM
Notary Public
The grantee or his agent affirms and vertics that the name of the grantee shown on the deed or
assignment of beneficial interest in a land rust 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:
Signature Signature
14th Jure 2007
Subscribed to and sworn before me this day of,
Ulder Velher
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 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.)