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Doc#: 0719111054 Fee: \$58.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/10/2007 11:12 AM Pg: 1 of 5

SPECIAL WARRANTY DEED
REO CASE No: C06A167

1st AMERICAN TITLE order # 1553294

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"), **John Baier** ("Grantee")

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"):

2733 W. 123rd St., Blue Island, IL 60406

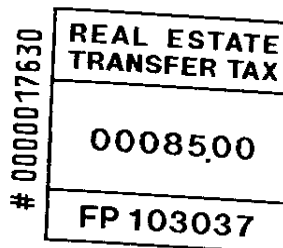
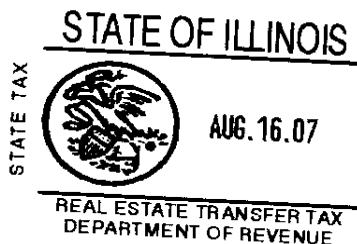
24-25-400-004-0000

See Legal Description attached hereto and made a part hereof

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).



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June 15, 2007

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By [Signature]
Diane Sanders
Vice President

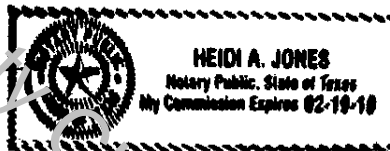
Attest: [Signature]
Donna Ghassemi
Assistant Secretary



STATE OF TEXAS)
) SS
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 15th Day of June, 2007 by Diane Sanders, Vice President, and Donna Ghassemi Assistant Secretary, of Fannie Mae a/k/a Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

Notary Public

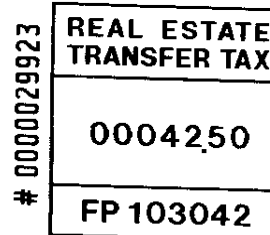
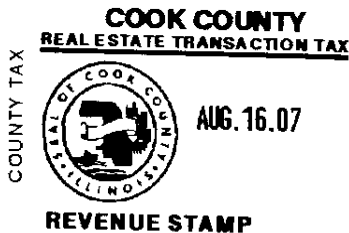


Mail Recorded Deed and Future Tax Bills to:

John Baier
2733 W. 123rd St.
Blue Island, IL 60406

This document was prepared by:

Fisher and Shapiro, LLC
180 N. LaSalle St., STE 2316
Chicago, IL 60601



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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 \$102,000 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 \$102,000 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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LEGAL DESCRIPTION

LOT 14 IN BLOCK 7 IN COLLINS ADDITION TO WEST HIGHLANDS, BEING A SUBDIVISION OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, EXCEPT THE RAILROAD RIGHT-OF-WAY, OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PE # 24-25-400-004-0000

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**ALTA Commitment
Schedule C**

File No.: 1553294

Legal Description:

LOT 14 IN BLOCK 7 IN COLLINS ADDITION TO WEST HIGHLANDS, BEING A SUBDIVISION OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, EXCEPT THE RAILROAD RIGHT-OF-WAY, OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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