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Doc#: 0724935538 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/06/2007 01:02 PM Pg: 1 of 5

SPECIAL WARRANTY DEED
REO CASE No: C06E951

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"),
Seaway Community Development Corporation ("Grantee")

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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"):

2125 W. 72nd Pl., Chicago, IL 60619

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).


FIRST AMERICAN
File # 1602734
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CITY OF CHICAGO
 CITY TAX

 AUG. 30. 07
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


000014158

REAL ESTATE TRANSFER TAX
00697.50
FP 102812

COOK COUNTY
 COUNTY TAX

 AUG. 30. 07
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP

000028457

REAL ESTATE TRANSFER TAX
00046.50
FP 103028

STATE OF ILLINOIS
 STATE TAX

 AUG. 30. 07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000046351

REAL ESTATE TRANSFER TAX
00093.00
FP 103027

City of Cook County Clerk's Office

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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 \$111,600 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 \$111,600 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 11 IN BLOCK 6 IN HERRON'S SUBDIVISION OF 50 ACRES IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 1889 AS DOCUMENT NUMBER 1176672 AND TO CORRECTED PLAT OF BLOCKS 2, 4, 5 AND 6 THEREOF RECORDED AUGUST 4, 1892 AS DOCUMENT NUMBER 1711756, IN SAID SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office