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Doc#: 0726757070 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/24/2007 10:21 AM Pg: 1 of 3

9-17

(2/4)
5-11 4382131

SPECIAL WARRANTY DEED
REC CASE No: C073202

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 **Andrea Wynn** ("Grantee"), and to Grantee's heirs and assigns. D.

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"):

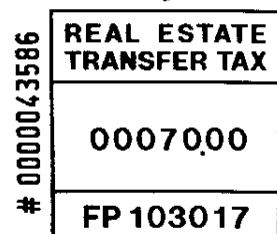
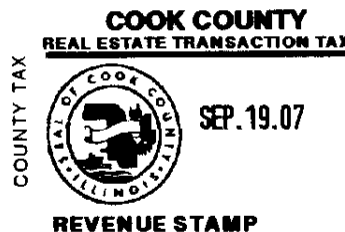
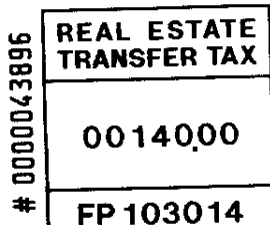
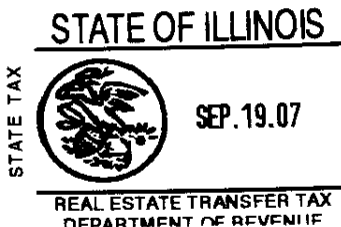
4431 Farmington, Richton Park, Illinois 60471

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. Sec. 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 **\$168,000.00** 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 **\$168,000.00** for



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LOT 94 IN RICHTON CROSSINGS UNIT II, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4431 Farmington Avenue
Richton Park, Illinois 60471

P.I.N.: 31-34-105-007

Prepared By: Diane E. Sanders
Fannie Mae
International Plaza II
14421 Dallas Parkway, Ste. 1000
Dallas, TX 75254-2916

After Recording, Mail to: Mr. Isaac Starks
Attorney at Law
5704 Woodgate
Matteson, Illinois 60443

EXHIBIT A

Property of Cook County Clerk's Office