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Doc#: 0729101138 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/18/2007 09:48 AM Pg: 1 of 5

SPECIAL WARRANTY DEED
REO CASE No: C075122

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"), **Anton Steinhart** ("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"):

First American Title
Order # 11073377

3A E Dundee Quarter, Palatine, IL 60074

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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Property of Cook County

STATE OF ILLINOIS
 OCT. 16.07
 STATE TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

950700000 #
 REAL ESTATE TRANSFER TAX
 00J9850
 FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 OCT. 16.07
 COUNTY TAX
 REVENUE STAMP

45284000 #
 REAL ESTATE TRANSFER TAX
 0004925
 FP 103028

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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 \$118,200 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 \$118,200 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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Parcel 1: Unit 3-107 Wind Haven Condominium as delineated on a survey of the following described real estate: that part of the North 2096.75 feet of the East half of the Southwest quarter of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit A to the Declaration of Condominium recorded as document 25609759 and together with its undivided percentage interest in the common elements.

Parcel 2: Easement for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Easements recorded as document 21648039.

02-01-30 2-077-1291

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