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Doc#: 0819604218 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/14/2008 01:30 PM Pg: 1 of 5

1st AMERICAN TITLE order #1801842
1061

SPECIAL WARRANTY DEED
REO CASE No: C7K360

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"), **McNulty Construction, LLC.** ("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"):

11646 S. Meadow Ln., Merrionette Park, IL 60803

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 Clerk's Office

COUNTY TAX
COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 JUL. 10. 08
 REVENUE STAMP

00005428
**REAL ESTATE
 TRANSFER TAX**
 0004750
 FP 103028

STATE TAX
STATE OF ILLINOIS
 JUL. 10. 08

 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

00005427
**REAL ESTATE
 TRANSFER TAX**
 0009500
 FP 103027

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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 \$114,000 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 \$114,000 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 MAHONEY ESTATES, A SUBDIVISION OF THE NORTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE RIGHT OF WAY OF THE CHICAGO AND SOUTHERN RAILROAD COMPANY), IN COOK COUNTY, ILLINOIS.

PT N # 24-24-308-041-0000.

Cook County Clerk's Office