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Doc#: 0835205066 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/17/2008 11:57 AM Pg: 1 of 5

SPECIAL WARRANTY DEED
REO CASE No: C087796

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"), **MARIA M. VARGAS** ("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"):

1355 N. Homan Ave., Chicago, IL 60651

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 Title
Order # 1829002


5hc

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Property Cook County Clerk's Office

STATE OF ILLINOIS
 STATE TAX

 DEC. 12 08
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000058501
 REAL ESTATE TRANSFER TAX
 00025.00
 FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 DEC. 12.08
 REVENUE STAMP

8880058708
 REAL ESTATE TRANSFER TAX
 00012.50
 FP 103028

CITY OF CHICAGO
 CITY TAX

 DEC. 12.08
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

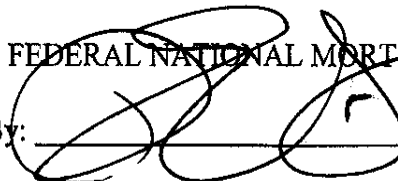
0000002656
 REAL ESTATE TRANSFER TAX
 00262.50
 FP 102812

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November 25, 2008

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By:  Diane E. Sanders
Vice President Vice President

Attest: 
Assistant Secretary MICHAEL SIMMONS

STATE OF TEXAS)
) SS
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 25th Day of November, 2008 by _____, Vice President, and _____, 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:
Maria M. Vargas
1188 E Cunningham Dr.
Palatine IL 60074

MARIA M. VARGAS
1355 N. Horlan Ave.
Chicago, IL 60651

This document was prepared by:

Fisher and Shapiro, LLC
180 N. LaSalle Street
Suite 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 \$29,880 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 \$29,880 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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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Unit 1355-3 in 1357 North Homan Condominium, together with its undivided percentage interest in the common elements, as defined and delineated in declaration of condominium recorded as document number 0632606058 as amended from time to time, in the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index #'s: 16-02-218-039-1016 Vol.No 538

Property Address: 1355 North Homan Avenue, Chicago, Illinois 60651

Property of Cook County Clerk's Office