

# UNOFFICIAL COPY



4393479 11

Doc#: 0902047080 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/20/2009 11:28 AM Pg: 1 of 4

317

(1-13-09)

4393479

SPECIAL WARRANTY DEED  
REC CASE No: C080954

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 **Pietro Fiorentino & Rosalia Fiorentino** ("Grantee"), and to Grantee's heirs and assigns.

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"):

**2600 Thatcher Ave., River Grove IL 60171**

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).

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than **\$188,400.00** for a period of three months from the date of this deed.

Grantee shall also be prohibited from encumbering subject property with

HGS

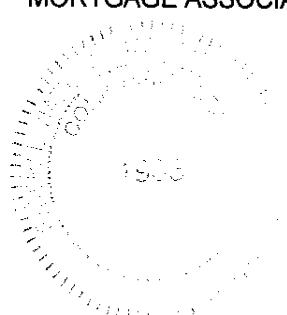
# UNOFFICIAL COPY

Exempt under provisions of paragraph B Section 4,  
 Real Estate Transfer Act.  
1-8-09  
 Date \_\_\_\_\_ Buyer, Seller or Representative Beaman

a security interest in the principal amount of greater than \$188,400.00 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.

Date: January 8, 2009  
 FANNIE MAE A/K/A FEDERAL NATIONAL  
 MORTGAGE ASSOCIATION



By: [Signature]

**Diane E. Sanders**  
 Vice President

Vice President

Attest: [Signature]

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 8 Day of January 2009, by Diane E. Sanders, Vice President, and Michael Simmons Assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

Notary Public

**VILLAGE OF RIVER GROVE**  
**Property Inspection**  
 No 002544  
AD 1/9/09  
 Approved



# UNOFFICIAL COPY

THE SOUTH 90 FEET OF LOT 42 IN VOLK BROTHERS THIRD ADDITION TO CHICAGO HOME GARDENS, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 1921 AS DOCUMENT NO. 7110506, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2600 Thatcher  
River Grove IL 60171

P.I.N.: 12-26-329-082, 12-26-329-083

Prepared By: Michael J. Simmons  
Fannie Mae  
International Plaza II  
14421 Dallas Parkway, Ste. 1000  
Dallas, TX 75254-2916

After Recording, Mail to: Pietro Fiorentino  
2565 Marwood  
River Grove IL 60771

EXHIBIT A

# UNOFFICIAL COPY

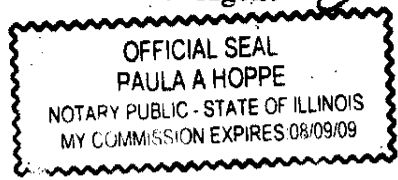
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated JANUARY 12, 2009

Signature: *María Teresa Rojas*  
Grantor or Agent

Subscribed and sworn to before me by the said this 12 day of JANUARY, 2009  
Notary Public *Paula A Hoppe*

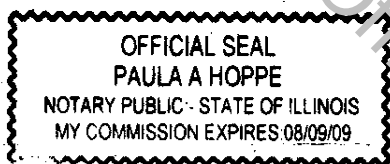


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated JANUARY 12, 2009

Signature: *María Teresa Rojas*  
Grantee or Agent

Subscribed and sworn to before me by the said this 12 day of JANUARY, 2009  
Notary Public *Paula A Hoppe*



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)