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Doc#: 0906505191 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/06/2009 03:08 PM Pg: 1 of 4

SPECIAL WARRANTY DEED
REO CASE No: C08C564

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"), **Cassandra Hawkins ("Grantee") of 3659 192nd St. Lansing, IL 60438.**

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").

6931 S. Aberdeen, Chicago, IL 60621

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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A
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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 \$7,800 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 \$7,800 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.

STATE TAX



STATE OF ILLINOIS


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

FEB. 25. 09

0000059956

REAL ESTATE TRANSFER TAX
0000650
FP 103027

COUNTY TAX



COOK COUNTY

REAL ESTATE TRANSACTION TAX

REVENUE STAMP

FEB. 25. 09

0000060168

REAL ESTATE TRANSFER TAX
0000325
FP 103028

CITY TAX



CITY OF CHICAGO

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

FEB. 25. 09

0000003491

REAL ESTATE TRANSFER TAX
0006825
FP 102812

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 36 IN BLOCK 10 IN LEE'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 20-20-418-013-0000 Vol. 0430

Property Address: 6931 South Aberden Street, Chicago, Illinois 60621

Property of Cook County Clerk's Office