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Doc#: 0909235130 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/02/2009 12:21 PM Pg: 1 of 5

SPECIAL WARRANTY DEED
REO CASE No: C08A599

FIRST AMERICAN TITLE order # 1842216

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"), Arthur Wilkins, Jr. ("Grantee") of *Richard Park II*

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"):

5255 S. Wood St., Chicago, IL 60609

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).

20-07-412-022


G.J.
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STATE TAX

STATE OF ILLINOIS

MAR. 27.09



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

509090000 #

REAL ESTATE TRANSFER TAX

0001850


FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

MAR. 27.09



REVENUE STAMP

818060818 #

REAL ESTATE TRANSFER TAX


0000925

FP 103023

CITY TAX

CITY OF CHICAGO

MAR. 27.09



REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0183000000 #

REAL ESTATE TRANSFER TAX

0019425

FP 102812

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March 12, 2009

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____

Fisher and Shapiro, LLC its attorney in fact

Property of Cook County Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

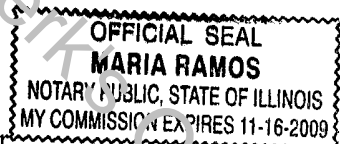
I, Maria Ramos, a Notary Public in and for the County in the State aforesaid, do hereby certify that Michael Fisher, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this 12th Day of March, 2009.

Maria Ramos

Notary Public

Mail Recorded Deed and
Future Tax Bills to:

Arthur Wilkins, Jr.
5255 S. Wood St.
Chicago, IL 60609



22877 Lawndale Ave
Richton Park - IL 60471

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 \$22,200 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 \$22,200 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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LEGAL DESCRIPTION

Legal Description: LOT 27 IN BLOCK 5 IN ORVIS' SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 20-07-412-022-0000 Vol. 0417

Property Address: 5255 South Wood Street, Chicago, Illinois 60609

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