

# UNOFFICIAL COPY



Doc#: 0914804176 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/28/2009 01:36 PM Pg: 1 of 5

18744  
(87448)

SPECIAL WARRANTY DEED  
REO CASE No: C080657

1ST AMERICAN TITLE FINDER #

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"), **Simon Edelstein ("Grantee")** 939 W GRACE Chicago IL 60613

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"):

#201  
1237 Wyndham Dr., Palatine, IL 60074

02-12-200-104-1036

**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.  
Sec. 12 U.S.C. 1723a (c) (2).~~

C.F.  
5

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**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



MAY 26 09

REVENUE STAMP


00000000 #

REAL ESTATE TRANSFER TAX

00045.00

FP 103028

STATE OF ILLINOIS



MAY 26 09

STATE TAX

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

00000000 #

REAL ESTATE TRANSFER TAX

00090.00

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 \$108,000.00 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 \$108,000.00 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.

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## LEGAL DESCRIPTION

UNIT 201 IN BUILDING 3 ON LOT 3 (1231-37) IN THE WYNDHAM CLUB CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 TO 22 AND OUT LOT A IN WYNDHAM COURT SECOND AMENDED PLAT OF PLANNED UNIT DEVELOPMENT IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 16, 2001 AS DOCUMENT 0011078785 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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