## **UNOFFICIAL COPY**

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Doc#: 0914804176 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Gook County Becorder of Deeds

Cook County Recorder of Deeds
Date: 05/28/2009 01:36 PM Pg: 1 of 5

SPECIAL WARRANTY DEED REO CASE No: C08O657

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 ("Grantce") 939 W GRACE ChicAgo IL 60613

For value received, Granter 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 nerein, 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"):

1237 Wyndham Dr., Palatine, IL 60074

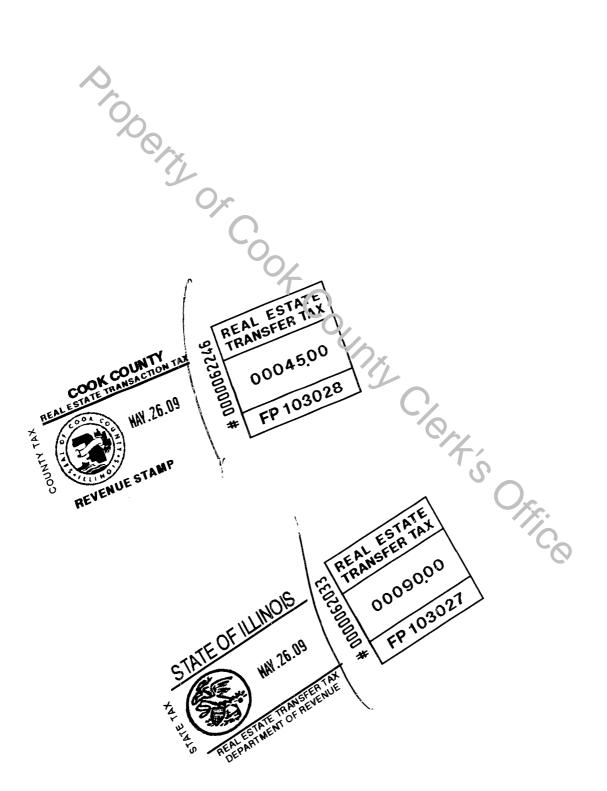
### See Legal Description attached herete and made a part hereof

And Grantor, for itself and its successors does covenart, 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).

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May 6, 2009

FANNIE MAE A/K/A FEDER	AL NATIONAL MORTGAGE ASSOCIATION
By:  Fisher	and Shapiro, LLC its attorney in fact
STATE OF IEEE INO.5	S  a Notary Public in and for the County in the
foregoing instrument, appeared that he/she signed the said instru	
Notary Public  Mail Recorded Deed and Future Tax Bills to: SINON Edg Glein  G39 W GRACE	DEECRAM S. OZANIC  Notary Public, State of Illinois  My Commission Expres 2-26-10  Simon Edelstein  1237 Wyndham Dr.  Palatine, IL 60074
Chicago IL 60613 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 \$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 CI.
RINCIP.
JURVEY IS.
CONDOMONIUS
TOGETHER WITH.
ELEMENTS:

Of Columnia Clarks

Office SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF