

# UNOFFICIAL COPY

First American Title  
Order # 1848400

1 of 1  
W



0918126176D

Doc#: 0918126176 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/30/2009 01:39 PM Pg: 1 of 5

SPECIAL WARRANTY DEED  
REO CASE No: **C08A239**

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"), **Jose Naham Almazar** ("Grantee")

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")

**5816 S. Fairfield Ave., Chicago, IL 60629**

**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).**

5 KM


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Property of Cook County Clerk's Office

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	JUN. 29. 09
	
REVENUE STAMP	


REAL ESTATE TRANSFER TAX	
0002250	
FP 103028	

# 0000000000

STATE OF ILLINOIS	
REAL ESTATE TRANSFER TAX	
STATE TAX	JUN. 29. 09
	
DEPARTMENT OF REVENUE	

REAL ESTATE TRANSFER TAX	
0004500	
FP 103027	

# 1882900000

CITY OF CHICAGO	
REAL ESTATE TRANSACTION TAX	
CITY TAX	JUN. 29. 09
	
DEPARTMENT OF REVENUE	

REAL ESTATE TRANSFER TAX	
0047250	
FP 102812	

# 0000005072

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June 5, 2009

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: \_\_\_\_\_

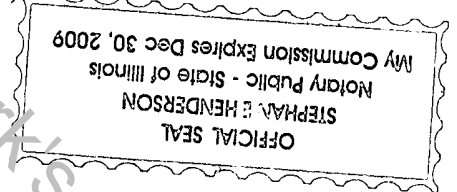
Fisher and Shapiro, LLC its attorney in fact

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, Stephanie Henderson, a Notary Public in and for the County in the State aforesaid, do hereby certify that Joe Scharnak, 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 5th Day of June, 2009

Stephanie Henderson  
Notary Public



Mail Recorded Deed and  
Future Tax Bills to:

Jose Naham Almazan  
909 W. 19th Pl.  
Chicago, IL 60608

This document was prepared by:

Fisher and Shapiro, LLC  
180 N. LaSalle Street, Suite 2316  
Chicago, IL 60601

Jose Naham Almazan  
5816 S. Fairfield Ave.  
Chicago, IL 60629

909 W. 19th Pl.  
Chicago IL 60608

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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 \$53,880.00 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 \$53,880.00 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

LOT 3 AND THE NORTH 1/2 OF LOT 4 IN LEO HARPER'S SUBDIVISION OF LOT 44 IN THE CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Identification No. : 19-13-220-022-0000

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