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Doc#: 0923235121 Fee: \$70.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/20/2009 03:08 PM Pg: 1 of 5

SPECIAL WARRANTY DEED
REO CASE No: C090653

FIRST AMERICAN TITLE

ORDER # 193305

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"), **Paul Baciu and Jose Espino, as Joint Tenants** ("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"):

810 East Old Willow Road #114, Prospect Heights, IL 60070

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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Property of Cook County Clerk

STATE TAX

STATE OF ILLINOIS

AUG. 18. 09



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000064287


REAL ESTATE TRANSFER TAX
00050.00
FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

AUG. 18. 09



REVENUE STAMP

0000064301

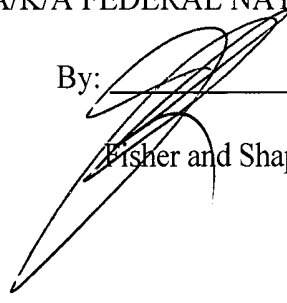
REAL ESTATE TRANSFER TAX
00025.00
FP 103028

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July 24, 2009

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____

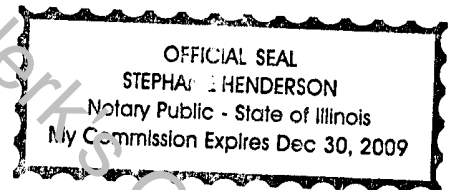


Fisher and Shapiro, LLC its attorney in fact

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 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 24th Day of July, 2009.

Stephanie Henderson
Notary Public



Mail Recorded Deed and

Future Tax Bills to:

PAUL BACIU
1592 WAREFIELD CT.
MUNDELEIN, IL 60060

This document was prepared by:

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

Paul Baciu and Jose Espino
810 East Old Willow Road #114
Prospect Heights, IL 60070

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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 \$60,000.00 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 \$60,000.00 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

Legal Description: UNIT NO. 3-114 IN WILLOW HEIGHTS CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25685770, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 03-24-202-055-1080 Vol. 0233

Property Address: 810 East Old Willow Road, Unit 3-114, Prospect Heights, Illinois 60070

Property of Cook County Clerk's Office