

# UNOFFICIAL COPY



Doc#: 0929431068 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/21/2009 03:18 PM Pg: 1 of 4

## Recording Cover Page

<input checked="" type="checkbox"/> Special Warranty Deed	<input type="checkbox"/> Re-Record to
<input type="checkbox"/> Mortgage	<input type="checkbox"/> Assignment of Certificate of Sale
<input type="checkbox"/> Other	
<input type="checkbox"/> Power of Attorney	
<input type="checkbox"/> Release	
<input type="checkbox"/> Subordination Agreement	

Prepared By and Return to:  
Richard L. Heavner  
Heavner, Scott, Beyers & Mihlar, LLC  
Attorneys at Law  
145 S. Water St.  
Decatur, IL 62523  
217-424-4578

\* This instrument is being re-recorded to correct an error in the Grantee name of the Original Special Warranty Deed recorded as Doc # 0921229049

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167

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MAIL TAX  
STATEMENT TO:

Amit Gandhi

3439 Main St.

Skokie IL 60076

SPECIAL WARRANTY DEED- Joint Tenancy  
REO Case No: C09032S

The Grantor, **Fannie Mae A/K/A Federal National Mortgage Association** organized and existing under the laws of the United States of America, for and in consideration of One Hundred Sixty-One Thousand Five Hundred and no/100 Dollars (\$161,500.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **Amit Gandhi, Nikir Gandhi, Ashokkumar Gandhi and Sarojben Gandhi, not as tenants in common, but as Joint Tenants**, the following described premises:

Lot 2 (EXCEPT the East 11 feet thereof), Lot 3 and the East 5 feet of Lot 4 in Block 3 in Metropolitan Realty Company's Main and Central Park Gardens, a Resubdivision of Blocks 2, 3 and 4 in Torry's Addition to South Evanston, a subdivision of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 23, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 10-23-402-045-0000

Note: For informational purposes only, the land is commonly known as:  
3439 Main St., Skokie, IL 60076

The warranties given herein are limited to the acts of the Grantor. Subject to easements, reservations and restrictions, if any, of record. Subject to all general unpaid real estate taxes.

Grantee accepts conveyance of the premises in "as is" condition and acknowledges that Grantor has made no representation, warranties or guarantees as to the condition of said premises.

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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 \$193,800.00 for a period of 3 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 \$193,800.00 for a period of 3 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.

Dated: July 21, 2009

Fannie Mae A/K/A Federal National Mortgage Association

By: Heavner, Scott, Beyers & Mihlar, LLC as Attorney-in-Fact

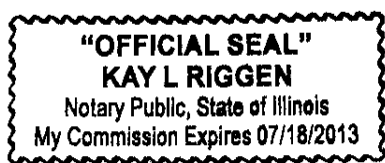
By: Richard L. Heavner  
Its: Managing Member

STATE OF ILLINOIS )  
 ) SS.

COUNTY OF MACON

I, Kay L. Rigger, a Notary Public in and for said County, DO HEREBY CERTIFY that Richard L. Heavner as Managing Member of Heavner, Scott, Beyers & Mihlar, LLC, as Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Managing Member, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said Corporation, being thereunto authorized, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 21st day of July, A.D., 2009.



Kay L. Rigger  
Notary Public

"Exempt under provisions of Paragraph "b", Section 31-45, Property Tax Code (35 ILCS 200/31-45)"

Date: \_\_\_\_\_ Buyer, Seller or Representative

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Village Code Chapter 98  
EXEMPT Transaction  
Skokie Office 10/16/09

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**

Richard L. Heavner of Heavner, Scott, Beyers & Mihlar, LLC, Attorneys

P.O. Box 740, 111 E. Main St., Ste. 200, Decatur, IL 62525 Phone: (217) 422-1719

145 S. Water St. Decatur IL 62523

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Attorneys' Title Guaranty Fund, Inc.

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated August 21, 2009 Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me this 21<sup>st</sup> day of August, 2009.

Heather Miller  
Notary Public



The grantee or the grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated August 21, 2009 Signature: \_\_\_\_\_  
Grantee or Agent

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Subscribed and sworn to before me this 21<sup>st</sup> day of August, 2009.

Heather Miller  
Notary Public

