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Doc#: 0934512181 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/11/2009 02:02 PM Pg: 1 of 5

SPECIAL WARRANTY DEED
REO CASE No: C08B807

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"), **Bin Jiang and Xiao Song Shen, 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"):

6730 S Shore Drive #1404, Chicago, IL 60649

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).

FIRST AMERICAN TITLE order #

1862944

5/11/09
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STATE OF ILLINOIS DEC.-8.09 STATE TAX REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	00000257 #	REAL ESTATE TRANSFER TAX 00066.00 FP 103027
COOK COUNTY REAL ESTATE TRANSACTION TAX DEC.-8.09 COUNTY TAX REVENUE STAMP	00000000 #	REAL ESTATE TRANSFER TAX 00033.00 FP 103028
CITY OF CHICAGO DEC.-8.09 CITY TAX REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	00000768 #	REAL ESTATE TRANSFER TAX 00693.00 FP 102812

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November 17, 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, Dorrah S. Ozanic, 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 17th Day of November, 2009.

Dorrah S. Ozanic
Notary Public



Mail Recorded Deed and
Future Tax Bills to:

Bin Jiang
800 S. Wells #1222
Chicago, IL 60607

Bin Jiang and Xiao Song Shen
6730 S Shore Drive #1404
Chicago, IL 60649

This document was prepared by:

Fisher and Shapiro, LLC

200 N. LaSalle Street, Suite 2840
Chicago, IL 60601

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PARCEL 1: UNIT NO. 1404 IN LAKEFRONT PLACE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN STUART'S SUBDIVISION, BEING A SUBDIVISION IN SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "2-B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 1, 2003, AS DOCUMENT NUMBER 0321319174, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

PARCEL 2: EXCLUSIVE USE OF PARKING SPACE 15U, A LIMITED COMMON ELEMENT, FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0321319174.

20-24-406-027-1077

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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 \$79,200.00 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 \$79,200.00 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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