

UNOFFICIAL COPY



1000426459

Doc#: 1000426459 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/04/2010 01:45 PM Pg: 1 of 3

MAIL TO:

Hal Lipshutz
1120 W. Belmont
Chicago, IL 60657
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 15th day of October, 2009, between **Fannie Mae a/k/a Federal National Mortgage Association**, a corporation organized and existing under the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and **Pinea Properties, LLC, 2806 W. Warren, a series of Pinea Properties, LLC, an Illinois limited liability company**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFAIDE PURCHASER FOR VALUE FOR A SALES PRICE GREATER \$79,200.00 FOR A PERIOD OF 3.00 MONTH(S) 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 3.00 MONTH(S) 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

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S) 16-12-327-044-0000
PROPERTY ADDRESS(ES):

2806 West Warren Boulelard, Chicago, IL, 60612

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EXHIBIT A

Lot 48 in the Subdivision of Block 1 in Block 28 in Lee and Others' Subdivision of the Southeast 1/4 of Section 12, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

STATE OF ILLINOIS	
STATE TAX	DEC. 29.09
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000031351	REAL ESTATE TRANSFER TAX
	00066.00
	FP326652

COOK COUNTY	
COUNTY TAX	DEC. 29.09
REAL ESTATE TRANSACTION TAX REVENUE STAMP	
# 0000046235	REAL ESTATE TRANSFER TAX
	00033.00
	FP326665

CITY OF CHICAGO	
CITY TAX	DEC. 29.09
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
# 0000000703	REAL ESTATE TRANSFER TAX
	00693.00
	FP326650

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Fannie Mae a/k/a Federal National Mortgage
AssociationPLACE CORPORATE
SEAL HERE

By:

As Attorney in Fact

STATE OF IL)
) SS
COUNTY OF COOK)

I, Anna L. Thurman, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that SYLVIA NEUMANN, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 15 day of Oct, 2009.

NOTARY PUBLIC

My commission expires: _____

This instrument was prepared by PIERCE & ASSOCIATES, P.C.
1 North Dearborn, Suite 1300, Chicago, IL 60602

Exempt under the provision of _____
Section 4, of the Real Estate Transfer Act _____ Date: _____
_____ Agent.



PLEASE SEND SUBSEQUENT TAX BILLS TO:

PINEA Properties LLC, 2006 N. NANTUA Series
7505 Willowood
ORLAND PARK IL 60452