

UNOFFICIAL COPY

Mail to & Mail Tax Bill to:
Tiphareth Group LLC
4342 N. Clark Street, Ste B
Chicago IL 60613



Doc#: 1000805210 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/08/2010 03:12 PM Pg: 1 of 3

3800-387
REO #C0908JV

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to Tiphareth Group, LLC, which is located at 4342 N Clark Street, Suite B, Chicago, IL 60613-1300, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

LOT 29 IN A. M. PENCE'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 5537 S ABERDEEN ST, CHICAGO, IL 60621
Permanent Index No: 20-17-202-016-0000

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for the ^{1st} installment 200⁹ and subsequent years.
- (b) grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$72,000 for a period of 3 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 \$72,000 for a period of 3 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.




And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Fatch# 1974844
1 of 1

an Illinois Limited Liability Company.

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Property of Cook County Clerk's Office

STATE OF ILLINOIS JAN. - 4. 10 STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	REAL ESTATE TRANSFER TAX # 00050000 0005000 FP 103027
COOK COUNTY JAN. - 4. 10 COUNTY TAX  REAL ESTATE TRANSACTION TAX REVENUE STAMP	REAL ESTATE TRANSFER TAX # 00025000 0002500 FP 103028
CITY OF CHICAGO JAN. - 4. 10 CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	REAL ESTATE TRANSFER TAX # 00025000 0052500 FP 102812

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And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this 14th day of December, 2009.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG, LTD. Attorney in Fact

By: _____

STATE OF ILLINOIS

COUNTY OF COOK

THIS INSTRUMENT WAS PREPARED BY:

Hauselman, Rappin & Olswang, Ltd.
39 South LaSalle Street
Chicago, Illinois 60603

I, Susan Glowa, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Daniel H. Olswang, personally known to me to be the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14th day of December, 2009.



Susan Glowa
Notary Public