

UNOFFICIAL COPY

MAIL TO:

ANTHONY MONTAGNA
4211 W IRVING PARK RD
CHICAGO IL 60641
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS



Doc#: 1001340129 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/13/2010 12:24 PM Pg: 1 of 3

090360801474

THIS INDENTURE, made this 13th day of November, 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 **GCD Properties, LLC**, 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 HERIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE OR A SALES PRICE GREATER \$24,000.00 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 \$24,000.00 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) **20-15-115-036-1002**

PROPERTY ADDRESS(ES):

5742 S. Indiana Ave., Unit 2, Chicago, IL, 60637

Fidelity Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Attn: Search Department


JKY

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EXHIBIT A


Unit No. 2 in the 5742 South Indiana Condominium as delineated on a Plat of Survey of the following described tract of land: Lot 3 in Dodge and Other's Resubdivision of part of Lot 14 of Newhall, Larned and Woodbridge's Subdivision of part of the Northwest 1/4 of Section 15, Township 38 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded March 20, 1890 as Document No. 1237730; which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded March 10, 2005 as Document No. 0506919009, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Property of Cook County Clerk's Office

STATE OF ILLINOIS
 STATE TAX

 JAN. - 8. 10
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


0000031557

| |
|---------------------------------|
| REAL ESTATE TRANSFER TAX |
| 00020.00 |
| FP326652 |

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 JAN. - 8. 10
 REVENUE STAMP

000056441

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|---------------------------------|
| REAL ESTATE TRANSFER TAX |
| 00010.00 |
| FP326665 |

CITY OF CHICAGO
 CITY TAX

 JAN. - 8. 10
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000000189

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|---------------------------------|
| REAL ESTATE TRANSFER TAX |
| 00210.00 |
| FP326650 |

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Fannie Mae a/k/a Federal National Mortgage Association

PLACE CORPORATE SEAL HERE

By: *[Signature]*
As Attorney in Fact

STATE OF IL)
COUNTY OF COOK) SS

I, Tito Gonzalez the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Andrew J. Nelson, 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 13 day of November, 2009.

[Signature]
NOTARY PUBLIC
4/1/12

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:

GCD PROPERTIES LLC
796 W. BARTLETT RD,
BARTLETT, IL, 60103