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Doc#: 1002640197 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/26/2010 04:04 PM Pg: 1 of 3

MAIL TO:

Hymon & Blair PC

1411 McHenry Rd, Ste 125

Buffalo Grove, IL 60089

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

090346801616

THIS INDENTURE, made this 16th day of December, 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 **Mohammad Shafiuddin**, 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 FOR A SALES PRICE GREATER \$43,200.00 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 \$43,200.00 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) **13-12-218-050-1014**

PROPERTY ADDRESS(ES):

2400 W. Balmoral Avenue Unit 3A, Chicago, IL, 60625

JKY

Attorney's Title Guaranty Fund, Inc.
S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Admin. Search Department

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EXHIBIT A


UNIT 2400-3A IN THE BALMORAL COURTS CONDOMINIUMS I, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:


PARCEL 1:


THAT PART OF THE SOUTH 1/2 OF LOT 3 (EXCEPT THAT PART OF SAID LOT FALLING IN JOHN GUINAND'S SUBDIVISION AND ALSO EXCEPT THAT PART CONDEMNED FOR WIDENING WESTERN AVENUE) IN ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING EAST OF THE EAST LINE OF THE NORTH AND SOUTH ALLEY WHICH ADJOINS SAID PREMISES TO THE NORTH THEREOF EXTENDED SOUTH, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY N 2400-11 W. BALMORAL, LLC, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0708915043, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2 AND STORAGE SPACE S14, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0708915043.

STATE TAX	STATE OF ILLINOIS  JAN. 22. 10 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000031744	REAL ESTATE TRANSFER TAX
			00036.00
			FP326652

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX  JAN. 22. 10 REVENUE STAMP	# 0000046628	REAL ESTATE TRANSFER TAX
			00018.00
			FP326665

CITY TAX	CITY OF CHICAGO  JAN. 22. 10 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000000283	REAL ESTATE TRANSFER TAX
			00378.00
			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

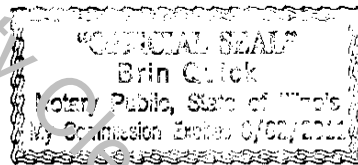
I, Brin Quick the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that ANDREW S. NELSON, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose 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 10th day of December, 2009.

[Signature]
NOTARY PUBLIC
8/2/2011

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:
Mohammad Shafiquddin
5529 N Christiana
Chicago, IL 60625