

# UNOFFICIAL COPY

090366801488  
1/2

MAIL TO:  
MPS Community I, LLC  
120 S. LaSalle #1850  
Chicago, IL 60603  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS



Doc#: 1006826265 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/09/2010 02:14 PM Pg: 1 of 3

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

THIS INDENTURE, made this 21th 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 **MPS Community I, 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 FOR A SALES PRICE GREATER \$24,948.00 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 \$24,948.00 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) **20-26-106-032-0000**  
PROPERTY ADDRESS(ES):

**7140 S. Woodlawn Ave., Chicago, IL, 60619**

C. J. 307

# UNOFFICIAL COPY

## EXHIBIT A

Lot 17 in Block 1 in Cornell, being a Subdivision of the West 1/2 of Section 26 and the Southeast 1/4 of Section 26 (with the exception of the East 1/2 of the Northeast 1/4 of said Southeast 1/4), the North 1/2 of the Northwest 1/4, The South 1/2 of the Northwest 1/4 lying West of the Illinois Central Railroad and the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

STATE TAX  
STATE OF ILLINOIS  
MAR. - 4.10  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000032311  
REAL ESTATE TRANSFER TAX  
00021.00  
FP326652

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
MAR. - 4.10  
REVENUE STAMP

# 0000047265  
REAL ESTATE TRANSFER TAX  
00010.50  
FP326665

CITY TAX  
CITY OF CHICAGO  
MAR. - 4.10  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000000597  
REAL ESTATE TRANSFER TAX  
00220.50  
FP326650

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**Fannie Mae a/k/a Federal National Mortgage Association**

PLACE CORPORATE SEAL HERE

By: *Sylvia Neumann*  
As Attorney in Fact

STATE OF IL )  
COUNTY OF Cook ) SS

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 21 day of Dec., 2009.

*Anna L. Thurman*  
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:  
MPS Community I, LLC  
120 S. LaSalle #1850  
Chicago, IL 60603

