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MAIL TO:

Piorun Properties, LLC
918 S. Vine
Hinsdale, IL 60521

Doc#: 1010226498 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/12/2010 02:46 PM Pg: 1 of 3

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

100308097001

THIS INDENTURE, made this 3rd day of MARCH, 2010, 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 **Piorun 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 FOR A SALES PRICE GREATER \$31,056 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 \$31,056 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) **20-23-101-048-1004**
PROPERTY ADDRESS(ES):

851 E. 63rd Place, Unit 3, Chicago, IL, 60637

Handwritten signature

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EXHIBIT A

Parcel 1: Unit 3 in 851 E. 63rd Place Condominiums as delineated and defined on a Survey of the following described real estate: Lot 5 (except the East 5 feet thereof) in Block 3 in Snow and Dickinson's Subdivision of Blocks 1, 2 and 3 of William Hale Thompson's Addition to Chicago in the Northwest Quarter of Section 23, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded March 20, 2007 as Document Number 0707915090 and as Amendment to Condominium Declaration recorded April 27, 2007 as Document Number 0711715064, as may be amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.


Parcel 2: The exclusive right to use Parking Space P-4 a limited common element, as delineated and defined in the Declaration aforesaid recorded as Document Number 0707915090, as amended.

Property of Cook County Clerk's Office


STATE TAX
 STATE OF ILLINOIS

 APR. -9. 10
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000032980
 REAL ESTATE TRANSFER TAX
 0002600
 FP326652

COUNTY TAX
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 APR. -9. 10
 REVENUE STAMP

0000047863
 REAL ESTATE TRANSFER TAX
 0001300
 FP326655

CITY TAX
 CITY OF CHICAGO

 APR. -9. 10
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000000875
 REAL ESTATE TRANSFER TAX
 0027300
 FP326650

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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

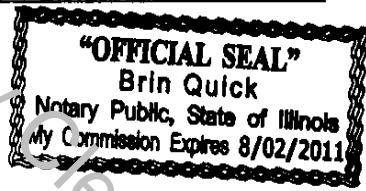
I, Brin Quick the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that SYLVIA NEUMANN, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose 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 3rd day of March, 2010.

Brin Quick
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:

Pioraw Properties, LLC
918 S. Vinc
Hinsdale, IL 60521