

UNOFFICIAL COPY



Doc#: 1010612004 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/16/2010 08:12 AM Pg: 1 of 3

MAIL TO:

Bert Luzek

311 N. Aberdeen, Ste 300 B

Chicago IL 60607

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

0910366800576

1/1

THIS INDENTURE, made this 31st 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 **Modteets V. Williams**, 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 \$6,740.00 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 \$6,740.00 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) **20-17-326-010-0000**

PROPERTY ADDRESS(ES):

6223 S. Justine St., Chicago, IL, 60636

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

C. J.
3

UNOFFICIAL COPY

EXHIBIT A

Lot 38 in Theodore P. Shorts Subdivision of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



APR. 12. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


000033028

REAL ESTATE TRANSFER TAX
00005.50
FP326652

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



APR. 12. 10


REVENUE STAMP

000047911

REAL ESTATE TRANSFER TAX
00002.75
FP326665

CITY TAX

CITY OF CHICAGO



APR. 12. 10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000000896

REAL ESTATE TRANSFER TAX
00057.75
FP326650

UNOFFICIAL COPY

Fannie Mae a/k/a Federal National Mortgage Association

PLACE CORPORATE SEAL HERE

By: *Brin Quick*
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 ANDREA 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.

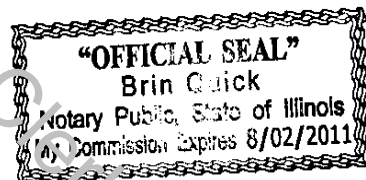
GIVEN under my hand and official seal this 5 day of December, 2009.

Brin Quick
NOTARY PUBLIC
3/2/2011

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:

Margaret Williams
5730 S. Wolcott
Chicago, IL 60634