

UNOFFICIAL COPY

MAIL TO:

1 BV
8170 McCORMICK BLVD
SILVER C 60076 Suite 118

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS



Doc#: 101111044 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/21/2010 11:35 AM Pg: 1 of 3

090306800385

11

THIS INDENTURE, made this 18th 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 **Brocha Vehatzlucha, 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 \$87,000 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 \$87,000 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) **12-24-317-008-0000**
PROPERTY ADDRESS(ES):

3331 North Osage Avenue, Chicago, IL, 60634

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

UNOFFICIAL COPY


EXHIBIT A

Lot 29 in Block 5 in John J. Rutherford's Fourth Addition to Mont Claire being a Subdivision of the West 1/2 of the West 1/2 of Southwest fractional 1/4 of fractional Section 24, Township 40 North, Range 12, East of the Third Principal Meridian; South of the Indian Boundary line, in Cook County, Illinois.

Property of Cook County Clerk's Office

STATE OF ILLINOIS

STATE TAX



APR. 19. 10


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

92500000000

REAL ESTATE TRANSFER TAX
00072.50
FP326652

COOK COUNTY

COUNTY TAX



APR. 19. 10


REAL ESTATE TRANSACTION TAX
REVENUE STAMP

82080000000

REAL ESTATE TRANSFER TAX
00036.25
FP326665

CITY OF CHICAGO

CITY TAX



APR. 19. 10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

92500000000

REAL ESTATE TRANSFER TAX
00761.25
FP326650

UNOFFICIAL COPY

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 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 18th day of March, 2010.

[Signature]
NOTARY PUBLIC
08/02/2011

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:
BV
8170 McCOMICK BLVD Suite 118
Skokie IL 60076