

# UNOFFICIAL COPY

MAIL TO:

SYED J ASHRAF

8656 FRONTAGE RD

MORTON GROVE ILL 60053

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS



Doc#: 1016611082 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/15/2010 02:26 PM Pg: 1 of 3

100366802838

THIS INDENTURE, made this 25 th day of May, 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 **Syed J. Ashraf**, 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 HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE GREATER \$36,120 FOR A PERIOD OF 3 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 FOR GREATER THAN \$36,120 FOR A PERIOD OF 3 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) **09-09-403-068-1531**

PROPERTY ADDRESS(ES):

**9990 Holly Lane, Unit 1-S, Des Plaines, IL, 60016**

Property not located in the corporate limits of the City of Des Plaines, Deed or Instrument not subject to transfer tax.

**ATGF, INC.**

S. Brown 5/27/10  
City of Des Plaines

C.F.  
3

# UNOFFICIAL COPY

Fannie Mae a/k/a Federal National Mortgage Association

PLACE CORPORATE SEAL HERE

By: Katherine G. File  
As Attorney in Fact

STATE OF IL )  
COUNTY OF COOK ) SS

I, Jennifer L. Polley the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. File, 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.

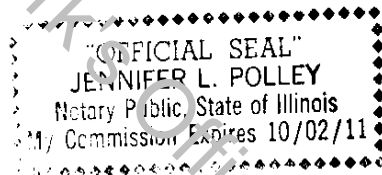
GIVEN under my hand and official seal this 25 day of May, 2010.

Jennifer L. Polley  
NOTARY PUBLIC

My commission expires:

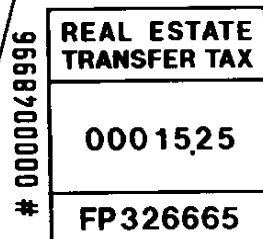
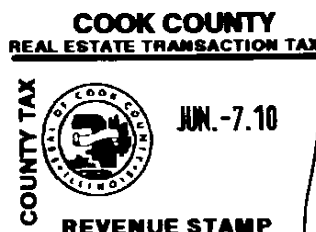
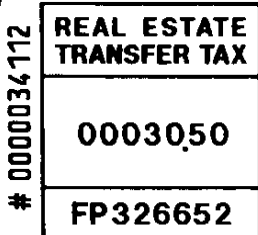
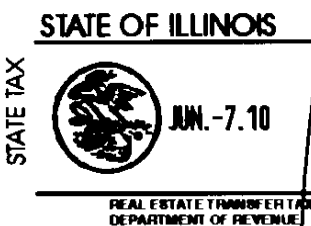
This instrument was prepared by PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300, Chicago, IL 60602

Exempt under the provision of \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Agent.



PLEASE SEND SUBSEQUENT TAX BILLS TO:

Syed J. Ashraf  
8656 Frontage Rd  
Morton Grove, IL 60053



# UNOFFICIAL COPY

## EXHIBIT A

Unit No. 9990-1S in the Heritage Pointe Condominium, as delineated on a Plat of Survey of the following described tract of land: Part of the Northeast 1/4 and the Southeast 1/4 of Section 9, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois; which Plat of Survey is attached to the Declaration of Condominium recorded March 2, 2001 as Document No. 0010170969, and the Certificate of Correction recorded March 20, 2001 as Document No. 0010220432, as amended from time to time, together with its undivided percentage interest in the common elements.

COOK COUNTY  
RECORDED OF DEEDS  
SCANNED BY  
Cook County Clerk's Office

RECORDED  
INDEXED  
MAY 14 2003