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MAIL TO:

LOZA LAW OFFICES P.C. 2500 E. DEVON AVE., SUITE _00 DES PLAINES, IL 60018 TEL. (847) 297-9977 FAX (847) 297-9978

Mail Tax Bills to

M : A Builders and Remodeling Inc 2300 W Manur Ln

Park Ridge, 12 60068

3800-695 REO #C0786T



Doc#: 1023135117 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 08/19/2010 12:49 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt wherear is hereby acknowledged does hereby GRANT, CONVEY and SELL to M& A Builders and Remodeling Inc, individually, address:2300 Manor Ln, Park Ridge, IL 60068, GRANTEE(S), all of the rollowing described premises situated in Cook County, Illinois, to-wit:

LOT 37 IN BLOCK 3 IN DANIEL GOODWIN'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 1/4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 6338 S Laffin St, Chicago, IL 60636 Property Index No. 20-20-101-036-0000

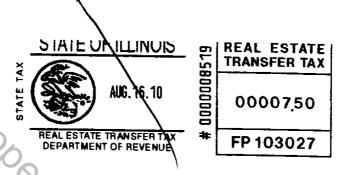
To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for 2009 and subsequent years:
- (b) building setback lines, easements, limitations, covenants conditions and/or restrictions of record;
- rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any;
- (d) grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$9,000.00 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 of greater than \$9,000.00 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.



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And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

- 1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and,
- 2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITH: ESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this day of July, 2010.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN &

OLSWANG LTD. Attorney in Fact

Bv:

THIS INSTRUMENT WAS PREPARED BY:

STATE OF ILLINOIS

Hauselman, Rappin & Olswang, Ltd.

39 Sou h Lu alle Street Chicago, Wirais 60603

COUNTY OF COOK

Elisa Szopa

aforementioned, DO HEREBY CERTIFY that <u>Daniel H. Olswang</u>, personally known to me to be the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 29th day of July, 2010.

Notary Public

Prepared by: Hauselman, Rappin & Olswang, Ltd. 39 S. LaSalle Street, Suite 1105 Chicago, IL 60603 (312) 372-2020

"OFFICIAL SEAL"
ELISA SZOPA
Notary Public, State of Illinois
My Communication Expires September 28, 2010