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MAIL TO:



LOZA LAW OFFICES P.C.
2500 E. DEVON AVE., SUITE 200
DES PLAINES, IL 60018
TEL (847) 297-9977 FAX (847) 297-9978

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

Mail Tax Bills to
M & A Builders and Remodeling Inc.
2300 W Manor Ln
Park Ridge, IL 60068

3800-695
REO #C0796T

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 whereof 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 following described premises situated in Cook County, Illinois, to-wit:

** AN ILLINOIS CORPORATION*

LOT 37 IN BLOCK 3 IN DANIEL GOODWIN'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, 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:
** 2ND INSTALLMENT ONLY*
- (b) building setback lines, easements, limitations, covenants, conditions and/or restrictions of record;
- (c) 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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Property of Cook County Clerk's Office

STATE OF ILLINOIS
 STATE TAX

 AUG. 16. 10
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000008519
 REAL ESTATE TRANSFER TAX
 00007,50
 FP 103027

COOK COUNTY
 COUNTY TAX

 AUG. 16. 10
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP

0000008527
 REAL ESTATE TRANSFER TAX
 00003,75
 FP 103028

CITY OF CHICAGO
 CITY TAX

 AUG. 15. 10
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000010919
 REAL ESTATE TRANSFER TAX
 00078,75
 FP 102812

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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 WITNESS 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 29th 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

By: _____

Holder of Limited POA

THIS INSTRUMENT WAS PREPARED BY:
Hauselman, Rappin & Olswang, Ltd.
39 South LaSalle Street
Chicago, Illinois 60603

STATE OF ILLINOIS

COUNTY OF COOK

I, Elisa Szopa, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Daniel H. Olswang, 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 ORGANIZED 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

