

# UNOFFICIAL COPY



Doc#: 1027326010 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/30/2010 08:27 AM Pg: 1 of 3

MAIL TO:

JESPAR, LLC  
1834 North Karlov.  
Chicago IL 60639

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

1/1

THIS INDENTURE, made this 1st day of September, 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 **Jespar, 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 HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE GREATER \$38,400 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 \$38,400 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) 13-35-422-050-1013

PROPERTY ADDRESS(ES):

3265 W. Wabansia Ave., Unit 3, Chicago, IL, 60647

S  
P  
S  
SC  
INT

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

100366803670

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Fannie Mae a/k/a Federal National Mortgage Association

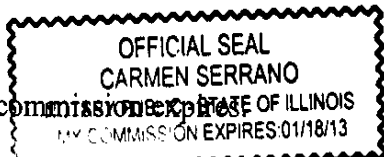
By: Katherine G. File  
As Attorney in Fact

PLACE CORPORATE SEAL HERE

STATE OF Illinois )  
COUNTY OF Cook ) SS

I, Carmen Serrano 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 1st day of September, 2010.



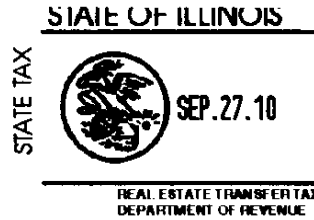
Carmen Serrano  
NOTARY PUBLIC

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

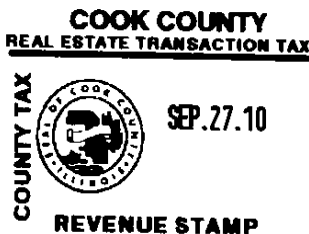
Exempt under the provision of \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Agent.

PLEASE SEND SUBSEQUENT TAX BILLS TO:

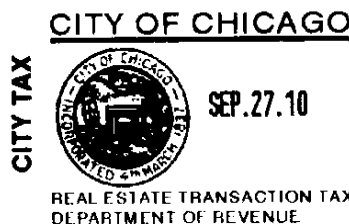
ESTAR, LLC  
1834 North Karlov  
Chicago IL 60639



STATE TAX	REAL ESTATE TRANSFER TAX
# 0000000906	0003200
	FP326652



COUNTY TAX	REAL ESTATE TRANSFER TAX
# 0000000635	00016.00
	FP 326665



CITY TAX	REAL ESTATE TRANSFER TAX
# 0000002238	00336.00
	FP326650

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## EXHIBIT A

Unit No. 3265-3 in 1655-57 North Spaulding Condominium, as delineated on a Plat of Survey of the following described parcel of real estate: Lot 22 in Block 23 in Simon's Subdivision of the Southeast 1/4 of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded July 11, 2007 as Document No. 0719215083, together with its undivided percentage interest in the common elements.

Property of Cook County Clerk's Office