

# UNOFFICIAL COPY

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MAIL TO:

Y SHAHID SHEIKH  
24544 Kennedy Circle  
Plainfield, IL 60544  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

Doc#: 1027435001 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/01/2010 10:10 AM Pg: 1 of 2

THIS INDENTURE made this 9 th 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 Shahid Sheikh and Noor Sheikh, 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** \* AS JOINT TENANTS with the right of survivorship

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE GREATER \$144,000 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 \$144,000 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) 03-12-300-198-1128  
PROPERTY ADDRESS(ES):

690 Mill Circle, Unit 203, Wheeling, IL, 60090

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

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S N  
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# 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

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



SEP. 28. 10

REVENUE STAMP

# 0000000658

REAL ESTATE TRANSFER TAX

0006000

FP 326665

I, Stacy J. Eaton 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 28th day of September, 2010.



Stacy J. Eaton  
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:

SHAHID SHEIKH  
24544 Kennedy Circle  
Plainfield, IL 60544

STATE OF ILLINOIS

STATE TAX



SEP. 28. 10

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000000929

REAL ESTATE TRANSFER TAX

0012000

FP 326652

EXHIBIT A

Unit 1523 together with its undivided percentage interest in the common elements in River Mill Crossing Condominium as delineated and defined in the Declaration recorded as Document No. 00446676 in the Southwest 1/4 of Section 12, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.