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MAIL TO:

Salomon Rios
6072 N. WHIPPLE ST.
Chicago IL 60659-2417

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS



Doc#: 1027735009 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/04/2010 10:33 AM Pg: 1 of 3

1/1

THIS INDENTURE, made this 20 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 **Salomon Rios**, 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 \$76,200 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 \$76,200 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) **10-36-319-051-1014**

PROPERTY ADDRESS(ES):

2816 W. Arthur Avenue, Unit 3, Chicago, IL, 60645

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

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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 IL)
COUNTY OF Cook) SS

I, Nancy A. Wadsworth 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/s/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 20th day of September, 2010.
Nancy A. Wadsworth
NOTARY PUBLIC

My commission expires: 02/21/12

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:
Salomon Rios
6072 N. WHIPPLE ST.
Chicago IL 60659-2417

STATE OF ILLINOIS	
STATE TAX	SEP. 30. 10
REAL ESTATE TRANSFER TAX	
# 0000000965	0006350
FP326652	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

COOK COUNTY REAL ESTATE TRANSACTION TAX	
COUNTY TAX	SEP. 30. 10
REAL ESTATE TRANSFER TAX	
# 00000000696	0003175
FP326665	
REVENUE STAMP	

CITY OF CHICAGO	
CITY TAX	SEP. 30. 10
REAL ESTATE TRANSFER TAX	
# 00000002269	0066675
FP326650	
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Legal Description:

Unit 2816-3 in the 2814-20 W. Arthur / 6501-03 N. Mozart Condominium as delineated on the Plat of Survey of the following described real estate: Lot 13 in Block 1 in Devon Avenue Addition to Rogers Park, being a Subdivision of the Southeast 1/4 of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian (except the West 15 acres thereof), in Cook County, Illinois, which Plat of Survey is attached as an Exhibit to the Declaration of Condominium recorded as Document No. 0736509000, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Index Number

Property ID: 10-36-319-051-1014

Property Address:

2816 W. Arthur Avenue, Unit 3
Chicago, IL 60645

Property of Cook County Clerk's Office