

UNOFFICIAL COPY

Mail to And Mail Tax Bill to:
Piorun Properties LLC,
845 W. Fulton
Chicago IL 60607



Doc#: 1028145026 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/08/2010 10:17 AM Pg: 1 of 3

3800-710
REO #C091953

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 Piorun Properties LLC, individually, address: 845 W Fulton Market, Chicago, IL 60607, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

UNIT NUMBER 2 IN THE 6406 S INGLESIDE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE NORTH 1/2 OF LOT 89 IN KING AND RUMSEY'S ADDITION TO WOODLAWN RIDGE, SAID ADDITION BEING A SUBDIVISION OF LOT 3 IN PARTITION OF THE WEST 1/2 OF THE EAST 60 ACRES OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0802403033; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as: 6406 S Ingleside Ave, Unit 2, Chicago, IL 60637
Property Index No. 20-23-104-083-1002

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;
- (c) rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any;
- (d) provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded as Document number 0802403033 and any amendments thereto.
- (e) grantee herein shall be prohibited from conveying captioned property to a bona fide purchaser for value for a sales price of greater than \$36,480.00 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 \$36,480.00 for a period of 3 month(s) from the date of

FIRST AMERICAN TITLE

ORDER # _____

2071238


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STATE TAX

STATE OF ILLINOIS

OCT. -5.10



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

807009274 #


REAL ESTATE TRANSFER TAX
0003050
FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

OCT. -5.10



REVENUE STAMP


815000000 #

REAL ESTATE TRANSFER TAX
0001525
FP 103025

CITY TAX

CITY OF CHICAGO

OCT. -5.10



REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000011274 #

REAL ESTATE TRANSFER TAX
0032025
FP 102812

Property of Cook County Clerk's Office

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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

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 present, on its behalf, this 12th day of August, 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

STATE OF ILLINOIS

COUNTY OF COOK

THIS INSTRUMENT WAS PREPARED BY:

Hauselman, Rappin & Olswang, Ltd.
39 South LaSalle Street
Chicago, Illinois 60603

I, Elisa Szopa a Notary Public in and for said County, in the State of Illinois, 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 12th day of August, 2010.

Notary Public

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

