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Doc#: 1028611211 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 10/13/2010 10:09 AM Pg: 1 of 4

(Anc# 5283

SPECIAL WARRANTY DEED REO CASE No: **C090T96**

This Deed is from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a Corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C., ("Grantor"), Manohar Virdi ("Grantee")

For value received, Grantor bereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed berein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows (the "Premises"):

1194 East Nichols Road 2B, Palatine, IL 60074

PINH 02-01-101-003-1006

See Legal Description attached hereogrand made a part hereof

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

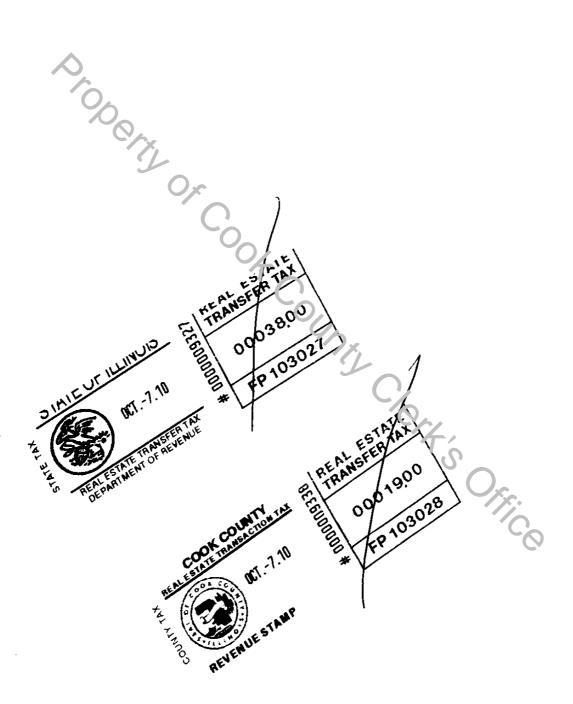
Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes.

See, 12 U.S.C. 1723a (c) (2).

SPSCH

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September 28, 2010

FANNIE WAE A/N/A FEDER	CAL NATIONAL WORTGAGE ASSOCIATION
Ву:	
Fisher an	Shapiro, LLC its attorney in fact
900	
	!
STATE OF ILLINOIS)	
COUNTY OF COOK () SS	
1, Nothaly Xarow	A Notary Public in and for the County in the State
aforesaid, do hereby certify that	michiel LShur, personally known
-	ose name is subscribed in the foregoing instrument, erson and acknowledged that he/she signed the said
7 1 2 2	es therein set forth. Given under my hand and official
seal this 28th Day of September, 2	
scarding Juli Day of Deficiality, 2	
	Official Seal
Notary Public	Nethaly Garcia Notary – Julic State of Illinois
110	My Commission Expires 01/17/2011
Mail Recorded Deed and	
Future Tax Bills to:	Manohar Virdi
_	1194 East Nichols Road 2B
	Palatine, IL 60074
	C

This document was prepared by: Fisher and Shapiro, LLC 200 N. LaSalle Street, Suite 2840 Chicago, IL 60601

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$45,360.00 FOR A PERIOD OF THREE MONTHS 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 \$45,360.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WATH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY EXPECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.