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Doc#: 1028626188 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/13/2010 11:46 AM Pg: 1 of 3

MAIL TO:

Ronald James
2915 Evening Rock St.
Las Vegas, NV 89135
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

100366802809

1/1

THIS INDENTURE, made this 20th 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 **Ronald James and Katherine James**, 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

** Husband and Wife*

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE GREATER \$43,200 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 \$43,200 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) 31-12-202-064-1005
PROPERTY ADDRESS(ES):

1137 Leavitt Avenue, Unit 107, Flossmor, IL, 60422

S Y
P 3
S N
SC Y
INT RL

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

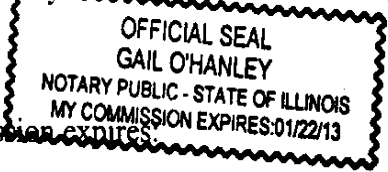
PLACE CORPORATE SEAL HERE

By: Katherine G. File
As Attorney in Fact

STATE OF IL)
) SS
COUNTY OF Will)

I, Gail O'Hanley 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 20th day of September, 2010.




Gail O'Hanley
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:

Ronald L. James
2915 Evening Rock St
Las Vegas, NV 89135

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX	
STATE TAX		OCT.-7.10	0003600
		REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
			FP326652

COOK COUNTY REAL ESTATE TRANSACTION TAX		REAL ESTATE TRANSFER TAX	
COUNTY TAX		OCT.-7.10	0001800
		REVENUE STAMP	
			FP326665

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EXHIBIT A

Unit No. 107 as delineated on the Survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): Lot 1 in Resubdivision of Lots 1 to 8 both inclusive of Subdivision of South 300 feet of Lot 1, in Block 2 in Wells and Nellegars Subdivision of the North 17 1/2 acres West of Illinois Central Railroad Company, of Northeast Quarter of Section 12, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated January 10, 1972 and known as Trust No. 76407, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22628402; as amended by Amendment to said Declaration so recorded as Document No. 22639249; together with an undivided percentage interest in the Parcel (excepting from the Parcel all the property and space comprising all of the units hereof as defined and set forth in said Declaration and Survey).

Property of Cook County Clerk's Office