

# UNOFFICIAL COPY



Doc#: 1030740031 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/03/2010 09:47 AM Pg: 1 of 5

SPECIAL WARRANTY DEED  
REO CASE No: C1011BN

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"), **Residential Group LLC** ("Grantee")

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, 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"):

**2818 Nichols Drive, Sauk Village, IL 60411**

**See Legal Description attached hereto and 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).

**FIRST AMERICAN**  
File # 2101043

S Y  
P S  
S N  
SC Y  
INT Y

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS

OCT. 28. 10

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

01.96000000 #

REAL ESTATE TRANSFER TAX
0002300
FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

OCT. 28. 10

REVENUE STAMP

01.96000000 #

REAL ESTATE TRANSFER TAX
0001150
FP 103028

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October 19, 2010

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: \_\_\_\_\_

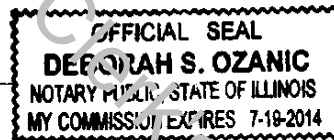
Fisher and Shapiro, LLC its attorney in fact

Property of Cook County Notary Public's Office

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

I, Deborah S. Ozanic, a Notary Public in and for the County in the State aforesaid, do hereby certify that Michael Fisher, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this **19th Day of October, 2010**.

Deborah S. Ozanic  
Notary Public



Mail Recorded Deed and  
Future Tax Bills to:

Residential Group LLC  
2818 Nichols Drive  
Sauk Village, IL 60411

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 \$27,600.00 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 \$27,600.00 FOR A PERIOD OF THREE MONTHS 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.

COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_

Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: LOT 9269 IN INDIAN HILL SUBDIVISION UNIT NUMBER 9, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 15, 1970, AS DOCUMENT NUMBER 2521661, AND SURVEYOR'S CERTIFICATE OF CORRECTION THEREOF REGISTERED ON OCTOBER 9, 1970 AS DOCUMENT NUMBER 2525473, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 33-31-108-008-0000 Vol. 0022

Property Address: 2813 Nichols Drive, Sauk Village, Illinois 60411

Property of Cook County Clerk's Office