

UNOFFICIAL COPY



Doc#: 1034012216 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/06/2010 01:38 PM Pg: 1 of 4

111
1974806

3800-223
REO #C0909VB

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 Goodman Chicago Condos LLC, which is located at: 5339 W. Belmont, Chicago, IL 60641, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

UNIT NUMBER 1-A IN HARVEY HOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 13 AND THE SOUTH 1/2 OF LOT 12 IN BLOCK 6 IN MURPHY'S ADDITION TO ROGERS PARK IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION MADE BY THE EXCHANGE NATIONAL BANK OF CHICAGO, TRUSTEE UNDER TRUST NUMBER 16161 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 19305865; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as: 7420 N. WINCHESTER AVE, APT. 1-A, CHICAGO, ILLINOIS 60626
Permanent Index No: 11-30-406-024-1001

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, rights, easements, limitations, covenants, conditions and/or restrictions of record;
- (c) provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded November 17, 1964 as document 19305865 and any amendments thereto;

S	Y
P	H
S	N
SC	Y
INT	TD

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STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

NOV. 29. 10

STATE TAX

3866000000 #

REAL ESTATE TRANSFER TAX
0000850
FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

NOV. 29. 10

REVENUE STAMP

266000000 #

REAL ESTATE TRANSFER TAX
0000425
FP 103028

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

NOV. 29. 10

CITY TAX

0000011636 #

REAL ESTATE TRANSFER TAX
0008925
FP 102812

Property of Cook County Clerk's Office

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- (d) grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$10,200.00 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 \$10,200.00 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.

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 presents on its behalf, this 23rd day of October, 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

THIS INSTRUMENT WAS PREPARED BY:
 Hauselman, Rappin & Olswang, Ltd.
 39 South LaSalle Street
 Chicago, Illinois 60603

Mind to:
 Beavron Law Offices
 5339 W Belmont Ave
 Chicago IL 60641

Mind tax bill to:
 Goodman Chicago Landos, LLC
 5339 W Belmont Ave
 Chicago IL 60641

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STATE OF ILLINOIS

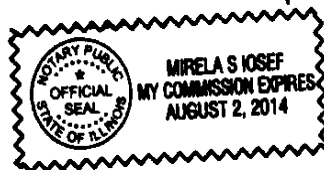
COUNTY OF COOK

I, Mirela Siosef a Notary Public in and for said County, in the State aforementioned, 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 ORGANIED 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 29th day of October, 2010.

Mirela Siosef
Notary Public

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



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