100300 804087

UNOFFICIAL COPY

MAIL TO:

Michael Wax

1227 N. Noble, 35

Chicago, IL 60642

SPECIAL WARRANTY DEED

(CORPORATION TO INDIVIDUAL)

ILLINOIS



Doc#: 1035504180 Fee: \$38.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds
Date: 12/21/2010 11:37 AM Pg: 1 of 2

THIS INDENTURE, made this ______ th day of _________, 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 Michael Wax, 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

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE GREATER \$20,400.00 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 FOR GREATER CHAN \$20,400.00 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 OK 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) 16-11-208-010-0000 & 042-0000 PROPERTY ADDRESS(ES):

617 N. Central Park Avenue, Chicago, IL, 60624

Attorneys' Title (Via 1 S. Wacher Rd. Se C. Juago T. ///

 $A_{122}(1)$

UNOFFICIAL COPY

Fannie Mae a/k/a Federal National Mortgage Association

PLACE CORPORATI	-
SEAL HERE	

By: As Attorney in Fact

		SIAIT OF ILL	.IIVUD G KI	EAL ESTATE
STATE OF T			M T	RANSFER TAX
STATE OF 12-)) SS	STATE TAX	217.10	00017.00
COUNTY OF BOOK-	-)			
1. Tau 1 C Out	,	DEPARTMENT	TRANSFERTAX #	P326652
I, Tames R. S. mail Shereby certify that Ketter	the undersigned, a no	otary public in and for	r said County, in t	the State aforesaid, do
fact for Fannie Mae a/k/a Fed	era' National Mortgag	ge Association, and r	personally known	to me to be the same.
person(s) whose name(s) is/ar	re subscribed to the f	oregoing instrument.	appeared before	me this day in person
and severally acknowledged t free and voluntary act for the u	nat ne/she/they signed uses and numbers ther	l, sealed and delivere	d the said instrur	nent, as his/her/their
		• /	4 - 0010	•
GIVEN under my hand and of	ilciai seai tins	day of	, 2010.	
		AIOTARY	DUDLIC	
My commission expires:		ONOTARY	PUBLIC	
This instrument was prepared	bv PIERCE & ASSOC	TATES P	<u>.</u>	
1 North Dearborn, Suite 1300,	Chicago, IL 60602	MATES, T.C.		
Exempt under the provision of	•		J. Marine	
Section 4, of the Real Estate T		Date:	OF THE PARTY OF TH	_
Agent.			NOT MERICIAL MY ON THE R. S.	SEA
			ON STATE	OF WONS
PLEASE SEND SUBSEQUE	T TAY BILL C TO.			2013
Michael	INGX		•	C
1227 1/1	Juble # 35	-		C)
- Copy te	· Coloyo	_		
				/
COOK COUNTRY				
COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX		CHICAGO E	TRANSFER TAX
PREAL ESTATE TRANSACTION TAX DEC. 17.10		CITY TAX	CHICAGO 8520 DEC.17.10 BB	
DEC.17.10 #	00008,50	E S		0017850
REVENUE STAMP	FP326665	REAL ESTATE TE DEPARTMENT O	RANSACTION TAY	FP326650

1035504180D Page: 3 of 3

UNOFFICIAL COPY

EXHIBIT A

The North 23 feet of Lot 30 and Lot 31 (except the North 5 feet thereof) in Cushing's Subdivision of Block 5 in Harding's Subdivision of the West 1/2 of the Northeast 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY_____

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY_____