

UNOFFICIAL COPY



Doc#: 1100404142 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/04/2011 11:12 AM Pg: 1 of 3

SLM - 2/2
MAIL TO:
JEFF FOREMAN, ATTORNEY
10047 S. WESTERN AVE
CHICAGO, IL 60643

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

100366804594

THIS INDENTURE, made this 9 th day of December, 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 **Juan Abarca** 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 \$33,600 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 \$33,600 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) 25-29-320-071-0000
PROPERTY ADDRESS(ES):

12544 S. Racine Ave., Calumet Park, IL, 60827

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606
Attn: Search Department

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EXHIBIT A

Lot 22 (except the South 10 feet thereof) and the South 20 feet of Lot 23 in Block 4 in the Calumet Highlands Addition, a Subdivision of the East 1/2 of the South 1/2 of the Southwest 1/4 of Section 29, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX




DEC. 22. 10

REVENUE STAMP

# 0000001555	REAL ESTATE TRANSFER TAX
	0001400
	FP326665

STATE TAX

STATE OF ILLINOIS



DEC. 22. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

# 0000001823	REAL ESTATE TRANSFER TAX
	0002800
	FP326652

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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

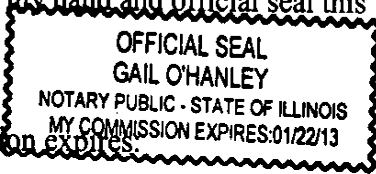
STATE OF IL)

COUNTY OF Will)

SS

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 7th day of December, 2010.



Gail O'Hanley
NOTARY PUBLIC

My commission expires:

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:

JUAN ABARCA
12544 S. RACINE AVE.
CALUMET PARK, IL 60827

