

# UNOFFICIAL COPY



Doc#: 1104726136 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/16/2011 11:27 AM Pg: 1 of 3

100346804455

MAIL TO:

SCOTT L. HILWSTROM  
11212 S. WESTERN AVE #1  
CHICAGO, IL 60643

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

3/3

THIS INDENTURE, made this 17<sup>th</sup> day of January, 2011, 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 **Mavis Johnson**, 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 THAN \$23,880 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 \$23,880 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) **25-12-426-023**

PROPERTY ADDRESS(ES):

**10224 S. Yates Blvd, Chicago, IL, 60617**

Attorneys' Title Guaranty

1 S. Wacker Rd. STE 1100

Chicago, IL 60606

Attorneys' Title Guaranty

INT  
S  
S  
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S  
10224 S. Yates Blvd  
Chicago, IL 60617

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Fannie Mae a/k/a Federal National Mortgage Association

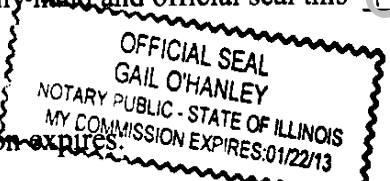
By: Katherine G. File  
As Attorney in Fact

PLACE CORPORATE SEAL HERE

STATE OF B )  
 ) 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 17<sup>th</sup> day of January, 2011.



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:  
MAVIS JOHNSON  
6450 SPRING LAKE  
MATTESON, IL 60473

STATE OF ILLINOIS

STATE TAX

FEB.-9.11

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

# 0000002257

REAL ESTATE TRANSFER TAX
0002000
FP326652

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX

FEB.-9.11

REVENUE STAMP

# 0000001995

REAL ESTATE TRANSFER TAX
0001000
FP326665

CITY OF CHICAGO

CITY TAX

FEB.-9.11

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

# 0000000212

REAL ESTATE TRANSFER TAX
0021000
FP326650

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## EXHIBIT A

Lot 9 (except the South 14 Feet) and the South 16 Feet of Lot 8 in Block 188 in P. Frank and Company's Trumbull Terrace, being a subdivision of certain blocks in Calumet Chicago and Canal and Dock South Chicago Subdivision in Section 12, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office