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Doc#: 1107333091 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/14/2011 01:10 PM Pg: 1 of 5

SPECIAL WARRANTY DEED
REO CASE No: C1009C0

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"), **Sharon Stewart and David Stewart, as Joint Tenants ("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"):

7 East 113th Place, Chicago, IL 60628

FIN# 25-22-110-031

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).

S 7
P 5
S A
SC 1
INT 1


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STATE OF ILLINOIS
 STATE TAX

 MAR.-8.11
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000011352
 REAL ESTATE TRANSFER TAX
 000100.00
 FP 103027

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 MAR.-8.11
 REVENUE STAMP

0000017363
 REAL ESTATE TRANSFER TAX
 000050.00
 FP 103028

CITY OF CHICAGO
 CITY TAX

 MAR.-8.11
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000012357
 REAL ESTATE TRANSFER TAX
 001050.00
 FP 102812

Office of Cook County Clerk's Office

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February 25, 2011

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By:

[Handwritten Signature]
Fisher and Shapiro, LLC its attorney in fact

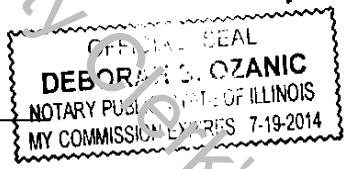
STATE OF ILLINOIS)

) SS

COUNTY OF COOK

I, Deborah S. Ozanic, a Notary Public in and for the County in the State aforesaid, do hereby certify that EMILY LATNOVIC, 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 **25th Day of February, 2011**.

[Handwritten Signature]
Notary Public



Mail Recorded Deed and

~~Future Tax Bills~~ to:

*DALTON & DALTON PC
6930 W. 79th St.
Burrbank, IL 60459*

TAX BILLS:

Sharon Stewart and David Stewart
7 East 113th Place
Chicago, IL 60628

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 \$12,000.00 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 \$12,000.00 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.

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 13 (EXCEPT THE WEST 3 FEET THEREOF) AND LOT 14 (EXCEPT THE EAST 6 FEET THEREOF) IN BLOCK 3 IN KIONKA'S SUBDIVISION IN LOTS 1 AND 2 IN SUBDIVISION OF LOT 3, IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 25-22-110-031-0000 Vol. 0290 and 25-22-110-031-0000 Vol. 0290

Property Address: 7 East 113th Place, Chicago, Illinois 60628

Property of Cook County Clerk's Office