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Doc#: 111140011 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/21/2011 09:25 AM Pg: 1 of 5

SPECIAL WARRANTY DEED
REO CASE No: C101NLS

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"), **Aaron Collard and Wilfredo Ortiz**, as ~~Joint~~ **Tenants** ("Grantee")
***IN COMMON**

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"):

6523 South University Avenue, Chicago, IL 60637

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 ✓
P 5
S ✓
SC ✓
INT 9/10

FIRST AMERICAN
File # 2134720

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Property

STATE OF ILLINOIS
 APR. 15.11
 STATE TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

026111920
 #000010000
 REAL ESTATE TRANSFER TAX
 00054.00
 FP 03027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 APR. 15.11
 COUNTY TAX
 DEPARTMENT OF REVENUE
 REVENUE STAMP

156111931
 #000010000
 REAL ESTATE TRANSFER TAX
 00027.00
 FP 103028

CITY OF CHICAGO
 APR. 15.11
 CITY TAX
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

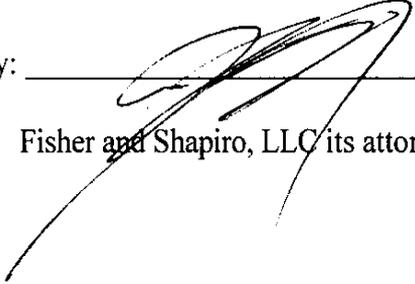
000012812
 #
 REAL ESTATE TRANSFER TAX
 00567.00
 FP 102812

er's Office

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March 30, 2011

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: 

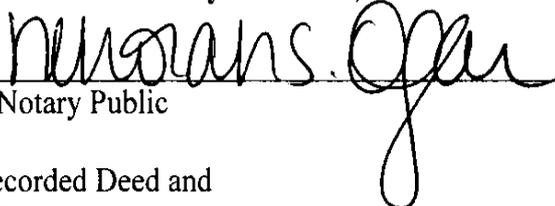
Fisher and Shapiro, LLC its attorney in fact

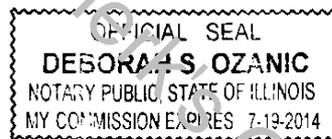
STATE OF ILLINOIS

) SS

COUNTY OF COOK

I, Deborah S. Ozanic, a Notary Public in and for the County in the State aforesaid, do hereby certify that Michael Fisher, 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 **30th Day of March, 2011.**


Notary Public



Mail Recorded Deed and
Future Tax Bills to:
AARON COLLARD
3353 S. PRAIRIE AVE.
CHICAGO, ILLINOIS 60616

Aaron Collard and Wilfredo Ortiz
6523 South University Avenue
Chicago, IL 60637

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 \$64,800.00 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 \$64,800.00 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: THE SOUTH 1/2 OF LOT 20 IN BLOCK 2 IN WOODLAWN RIDGE SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index #'s: 20-23-118-006-0000 Vol. 0260 and 20-23-118-006-0000 Vol. 0260

Property Address: 6523 South University Avenue, Chicago, Illinois 60637

Property of Cook County Clerk's Office