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090366801835

MAIL TO:

Alexander Drapatky
555 ROCKIE BLVD #500
Northbrook IL 60062

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS



Doc#: 1111526165 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/25/2011 01:21 PM Pg: 1 of 3

THIS INDENTURE, made this 31st 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 **FY Developments LLC- 3101 Bernard Series**, 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 \$78,000 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 \$78,000 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) 13-26-203-024-0000

PROPERTY ADDRESS(ES): 3101 North Bernard Street, Chicago, IL, 60618

Attorneys' Title Guaranty Fund, Inc.
15 Wacker Rd., STE 2400
Chicago, IL 60606
Title Search Department

INT
INDEXED
SEARCHED
SERIALIZED
FILED

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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 Cook) SS

I, Stacy J Eaton 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 21st day of January, 2011.



Stacy J Eaton
NOTARY PUBLIC


My commission expires on 09/25/13

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:
555 State Blvd #520
Northbrook IL 60062

STATE OF ILLINOIS


STATE TAX  APR. 19. 11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0006500
FP326652

0000002310

CITY OF CHICAGO


CITY TAX  APR. 19. 11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0068250
FP326650

5870000000

COOK COUNTY

COUNTY TAX  APR. 19. 11

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0003250
FP326665

0000002641

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EXHIBIT A

Lot 28 in Block 1 in Samuel E. Gross's Second Under Den Linden Addition to Chicago, being a Subdivision of Lots 3 and 4 in Brand's Subdivision of the Northeast 1/4 of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office