

UNOFFICIAL COPY

2011-6117
SPECIAL WARRANTY DEED
Statutory (Illinois)
(Corporation to Limited Liability Company)



Doc#: 1111822082 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/28/2011 01:37 PM Pg: 1 of 4

PREMIER TITLE

THE GRANTOR:

Federal National Mortgage Association a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of TEN (\$10.00) DOLLARS, and other valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alter, and Convey to

Ultimate Real Estate Group, LLC

a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 4312 S. St. Lawrence #1, Chicago IL 60653, party of the second part, the following described Real Estate situated in the County of COOK and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED
SEE EXHIBIT C ATTACHED HERETO

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 25-01-123-040-0000
Address(es) of Real Estate: 8956 S. Bennett Avenue, Chicago, IL 60617

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Member, this X 6 day of X April, 2011

NAME OF CORPORATION: Federal National Mortgage Association by: Freedman Anselmo Lindberg
LLC as its Attorney-In-Fact

IMPRESS
CORPORATE
SEAL HERE

BY: X [Signature]
Authorized Member

Y
4
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IMPRESS
NOTARIAL
SEAL HERE

State of X Illinois, County of X DuPage ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that X Thomas J. Anselmo personally known to me to be the Authorized Member of Freedman Anselmo Lindberg LLC as Attorney-In-Fact for Federal National Mortgage Association, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that as such Authorized Member, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Given under my hand and official seal, this X 24 day of March, 2011
Commission expires X April 30 2014 Jennifer J. Rethwisch
NOTARY PUBLIC

Property Address: 8956 S. Bennett Avenue, Chicago, IL 60617

THIS INSTRUMENT WAS PREPARED BY:

Freedman Anselmo Lindberg LLC
1807 W. Diehl Road, #333
Naperville, IL 60563-1890



MAIL TO:

Alexis Hart McDowell
Attorney at Law
3987 S. Drexel Blvd
Chicago, IL 60653

OR RECORDERS OFFICE BOX NO. _____


SEND SUBSEQUENT TAX BILLS TO:

Ultimate Real Estate Group, LLC
4312 S. St. Lawrence #1
Chicago IL 60653

REAL ESTATE TRANSFER		04/27/2011
	COOK	\$34.50
	ILLINOIS:	\$69.00
	TOTAL:	\$103.50

25-01-123-040-0000 | 20110301600741 | U6K66X

RE656

REAL ESTATE TRANSFER		04/27/2011
	CHICAGO:	\$517.50
	CTA:	\$207.00
	TOTAL:	\$724.50

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PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

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EXHIBIT C

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$82,800.00 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 OF GREATER THAN \$82,800.00 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 THE GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

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EXHIBIT 'A' Legal Description

File Number: 2011-01177-PT

LOT 40 IN CLAUDE W. MORRIS ADDITION TO JEFFERY PARK, BEING A SUBDIVISION OF THE NORTH 10 ACRES OF THE SOUTH 15 ACRES OF THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 8956 S. Bennett Avenue, Chicago, IL 60617

PERMANENT INDEX NUMBER: 25-01-123-040-0000

Property of Cook County Clerk's Office