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FIRST AMERICAN TITLE
ORDER NUMBER 2125192

Doc#: 1113604037 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/18/2011 10:31 AM Pg: 1 of 5

SPECIAL WARRANTY DEED
REO CASE No: C101FFW

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"), **Ibrahim Atef** ("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"):

9650 Nottingham Avenue, Unit #3E, Chicago Ridge, IL 60415

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).

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Property of Cook County Clerk's Office

STATE TAX

 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 NOV. 12. 11
 992210000 #
 REAL ESTATE TRANSFER TAX
 00045.50
 FP 103027

COUNTY TAX

 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 NOV. 12. 11
 992210000 #
 REAL ESTATE TRANSFER TAX
 00022.75
 FP 103028
 REVENUE STAMP

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May 4, 2011

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____

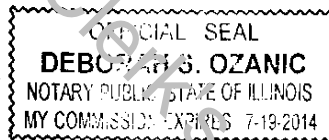
Fisher and Shapiro, LLC its attorney in fact

STATE OF ILLINOIS

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 **4th Day of May, 2011**.

Deborah S. Ozanic
Notary Public



Mail Recorded Deed and
Future Tax Bills to:

→ Ibrahim Atef
18109 Mager Drive
Tinley Park, IL 60487

Ibrahim Atef
9650 Nottingham Avenue
Unit #3E Chicago Ridge, IL 60415

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 \$54,240.00 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 \$54,240.00 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.

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT 3E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN STONY EDGE ESTATE II CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25909550, IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 24-07-104-021-1021 Vol. 0240 and 24-07-104-021-1021 Vol. 0240

Property Address: 9650 South Nottingham Avenue,, Unit-3E, Chicago Ridge, Illinois 60415

Property of Cook County Clerk's Office