

UNOFFICIAL COPY

MAIL TO:

TONY McCAULEY
1304 South SAWYER
CHICAGO, IL 60623

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS



Doc#: 1122040071 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/08/2011 02:51 PM Pg: 1 of 3

THIS INDENTURE, made this 6th day of July, 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 **Tony McCauley**, 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 \$18,000 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 \$18,000 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) **16-23-108-006-0000**
PROPERTY ADDRESS(ES):

1317 S. Harding Avenue, Chicago, IL, 60623

[Handwritten signature]

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Fannie Mae a/k/a Federal National Mortgage Association

PLACE CORPORATE SEAL HERE

By: [Signature]
As Attorney in Fact

STATE OF IL)
COUNTY OF COOK) SS

I, CHERYL HELBERT the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that JOEL D. REIN, 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 6th day of July, 2011.

OFFICIAL SEAL
CHERYL HELBERT
Notary Public - State of Illinois
My Commission Expires Feb 17, 2011

[Signature]
NOTARY PUBLIC
2/17/2014



My commission expires:


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:

TONY McCauley
1304 SOUTH SANNEN
CHICAGO, IL 60623

REAL ESTATE TRANSFER		07/21/2011
	COOK	\$7.50
	ILLINOIS:	\$15.00
	TOTAL:	\$22.50
16-23-108-006-0000 20110601601510 YS71NC		

REAL ESTATE TRANSFER		07/21/2011
	CHICAGO:	\$112.50
	CTA:	\$45.00
	TOTAL:	\$157.50
16-23-108-006-0000 20110601601510 H55FS4		

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EXHIBIT A

Lot 7 in Block 7 in Frank Wells and Company's Boulevard Subdivision of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of
COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____
Cook County Clerk's Office