

UNOFFICIAL COPY



Doc#: 1122318098 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/11/2011 04:30 PM Pg: 1 of 4

SPECIAL WARRANTY DEED
Statutory (Illinois)

MAIL TO:
JOSE PANTOJA
3743 WEST 59TH STREET
CHICAGO, IL 60629

NAME & ADDRESS OF TAXPAYER:
JOSE PANTOJA
3743 WEST 59TH STREET
CHICAGO, IL 60629

RECORDER'S STAMP

7011-021240 CAMB

THIS AGREEMENT, made this 8/4/11, between
FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 DALLAS PKWY #1000, DALLAS, TX 75254, and

JOSE PANTOJA, A MARRIED MAN
3743 WEST 59TH STREET, CHICAGO, IL 60629, Grantee,

WITNESSETH, that the Grantor, for and in consideration of FORTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$42,500.00) DOLLARS and in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said Grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

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 Grantee, their heirs and assigns forever.

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).

City of Chicago
Dept. of Revenue
614253

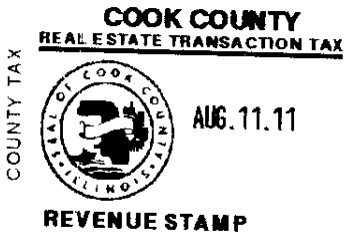


Real Estate
Transfer
Stamp

\$446.25

8/11/2011 14:56
dr00191

Batch 3,390,189



000003877
REAL ESTATE TRANSFER TAX
0002125
FP 103042

S Y
P Y
S N
SC Y
INT D

\$52.00

4 pages

UNOFFICIAL COPY

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$51,000.00 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 \$51,000.00 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 GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 encumbered 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:

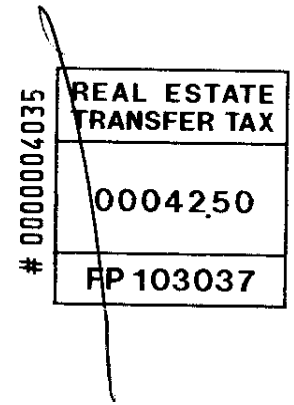
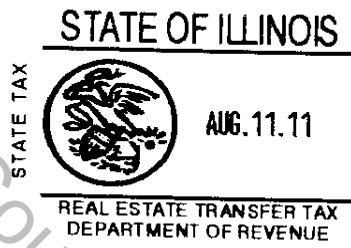
Permanent Index Number(s) 19-26-325-048-0000
Property Address: 7718 SOUTH SPRINGFIELD AVENUE, CHICAGO, IL 60652

Dated this 8/4/11

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Authorized Representative, the day and year first above written

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY: [Signature]
JEANETTE M. SHAFFER, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA



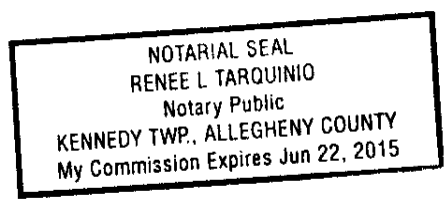
STATE OF PENNSYLVANIA }
COUNTY OF ALLEGHENY } SS

I, Renee L Tarquinio a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that JEANETTE M. SHAFFER, authorized representative of NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA FOR FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a CORPORATION, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such authorized representative, 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 8/4/11

Renee L Tarquinio
Renee L. Tarquinio
Notary Public

Commission expires 6/22/11



UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

Frank P. Dec, Esq.

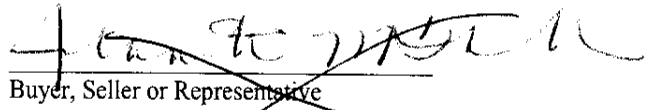
8940 Main Street

Clarence, NY 14031

Our File No. ANA201117871

EXEMPT under provisions of Paragraph _____
Section 31-45, Property Tax Code.

Date: _____


Buyer, Seller or Representative

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO HAVE AND TO HOLD FOREVER:

LOT 16 IN BLOCK 2 IN NORTH CRAWFORD'S RESUBDIVISION OF LOTS 1 TO 14 INCLUSIVE AND LOTS 29 TO 45 INCLUSIVE TOGETHER WITH VACATED NORTH AND SOUTH ALLEY IN BLOCK 1 AND LOTS 1 TO 26 TOGETHER WITH VACATED ALLEY IN BLOCK 2 IN CRAWFORD HIGHLANDS SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NO.: 19-26-325-048-0000

PROPERTY COMMONLY KNOWN AS: 7718 SOUTH SPRINGFIELD AVENUE, CHICAGO, IL 60652

Property of Cook County Clerk's Office