

UNOFFICIAL COPY



Doc#: 1122718013 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/15/2011 12:02 PM Pg: 1 of 4

MAIL TAX
STATEMENT TO:

John R. Thomas Co.

6767 N. Milwaukee Ave. Suite 201

Niles IL 60714

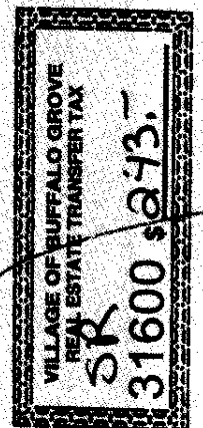
SPECIAL WARRANTY DEED- Statutory
REO Case No. C100NN6

The Grantor, **Fannie Mae A/K/A Federal National Mortgage Association** organized and existing under the laws of the United States of America, for and in consideration of Eighty One Thousand & No/100 Dollars (\$81,000.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **John R. Thomas Company, 6767 N. Milwaukee Ave., Suite 201, Niles, IL 60714**, the following described premises

(See Legal Attached)

Permanent Index Number: 03-05-303-023-1005

NOTE: For informational purposes only, the land is commonly known as:
740 Weidner Rd., Unit 104, Buffalo Grove, IL 60089



The warranties given herein are limited to the acts of the Grantor. Subject to easements, reservations and restrictions, if any, of record. Subject to all general unpaid real estate taxes.

Grantee accepts conveyance of the premises in "as is" condition and acknowledges that Grantor has made no representation, warranties or guarantees as to the condition of said premises.

C. J.

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



AUG. 15.11


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000004080

REAL ESTATE TRANSFER TAX
0008100
FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 15.11

REVENUE STAMP

0000003921

REAL ESTATE TRANSFER TAX
0004050
FP 103042

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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 \$97,200.00 for a period of 3 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 \$97,200.00 for a period of 3 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.

Dated: July 28, 2011

Fannie Mae A/K/A Federal National Mortgage Association

By: Heavner, Scott, Beyers & Mihlar, LLC as Attorney-in-Fact

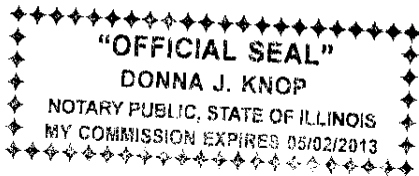
By: Richard L. Heavner
Its: Managing Member

STATE OF ILLINOIS

COUNTY OF MACON

I, Donna J. Knop, a Notary Public in and for said County, DO HEREBY CERTIFY that Richard L. Heavner as Managing Member of Heavner, Scott, Beyers & Mihlar, LLC, as Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Managing Member, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said Corporation, being thereunto authorized, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 28th day of July, A.D., 2011.



Donna J. Knop
Notary Public

Return To:
CENTRAL ILLINOIS TITLE COMPANY
P.O. BOX 745 145 S. Water St.
DECATUR, IL 62523

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO: Richard L. Heavner of Heavner, Scott, Beyers & Mihlar, LLC, P.O. Box 740, 111 East Main Street, Suite 200, Decatur, Illinois 62525 Telephone: (217) 422-1719

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Parcel 1:

Unit 740-104 in Chatham Place Condominium, as delineated on a survey of the following described real estate:

Part of Lot 9 in Chatham Subdivision Unit No. 4, being a Subdivision of part of the Southeast 1/4 of Section 5, Township 42 North, Range 11 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 93877052, as amended together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of P740-23, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document 93877052.

Parcel 3:

Easement for ingress and egress for the benefit of Parcel 1 as set forth in Declaration of Chatham Place Condominium Master Common Area Association recorded as Document Number 93877051, and as amended by Document 03081382 in Cook County, Illinois.