

# UNOFFICIAL COPY



Doc#: 1123034073 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/18/2011 02:06 PM Pg: 1 of 4

**SPECIAL WARRANTY DEED**  
Statutory (Illinois)

**MAIL TO:**  
ANTHONY B. LUPESCU  
1503 SPYGLASS CIRCLE  
PALOS HEIGHTS, IL 60463

**NAME & ADDRESS OF TAXPAYER:**  
ANTHONY B. LUPESCU  
1503 SPYGLASS CIRCLE  
PALOS HEIGHTS, IL 60463

RECORDER'S STAMP

TD10 - 027478 CMB

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

ANTHONY B. LUPESCU, A MARRIED MAN  
1503 SPYGLASS CIRCLE, PALOS HEIGHTS, IL 60463, Grantee,

WITNESSETH, that the Grantor, for and in consideration of FIFTY NINE THOUSAND THREE HUNDRED TWENTY FIVE AND 00/100 (\$59,325.00) 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:

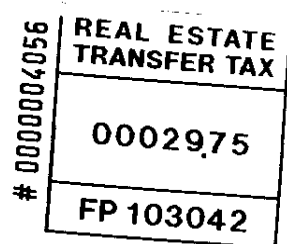
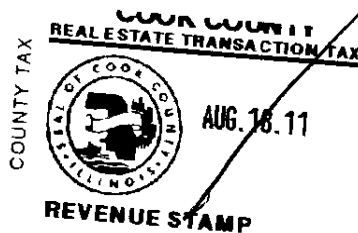
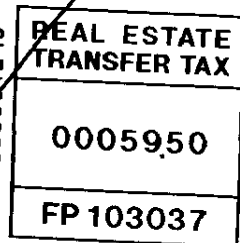
SEE ATTACHED EXHIBIT "A"

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).



\$52.00

4 pages

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$71,190.00 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 \$71,190.00 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) 27-24-307-006-1013  
Property Address: 7968 164TH COURT, TINLEY PARK, IL 60477

Dated this 8/8/11

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: Jeanette M. Shaffer  
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

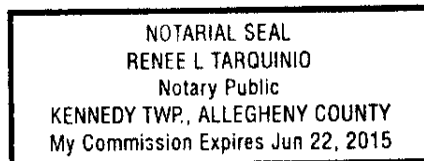
I, Renee L. Tarquinio a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that JEANETTE M. SHAFFER, authorized representative of NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHENY COUNTY, 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 8/8/11

Renee L. Tarquinio  
Renee L. Tarquinio

Notary Public

Commission expires 6/22/15



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## 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. ANA201118708

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

Date: \_\_\_\_\_

~~Frank P. Dec~~  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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## 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:

UNIT NO. 109 IN LOT 4 IN BREMENTOWN ESTATES UNIT NO. 6, PHASE 2, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, OF THE SOUTHWEST 1/4 OF SECTION 24, OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DELINEATED ON SURVEY OF LOT 4, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY BEVERLY BANK, AS TRUSTEE UNDER TRUST NO. 8-3131, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 21860503, ON APRIL 7, 1972 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID LOT 4 (EXCEPTING FROM SAID LOT 4 ALL THE PROPERTY AND SPACE COMPROMISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

TAX MAP OR PARCEL ID NO.: 27-24-307-006-1013

PROPERTY COMMONLY KNOWN AS: 7968 154TH COURT, TINLEY PARK, IL 60477

Office of Cook County Clerk's Office