

# UNOFFICIAL COPY



FIRST AMERICAN TITLE  
ORDER # 2187063

Doc#: 1125140042 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/08/2011 10:24 AM Pg: 1 of 3

3800-1329  
REO #C11085H

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to Residential Group, LLC, individually, address: 4908 Middaugh Ave, Downers Grove, IL 60515, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

LOT 9131 IN INDIAN HILL SUBDIVISION UNIT NO. 9, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTHWEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1970 AS DOCUMENT NUMBER 2521661, AND SURVEYOR'S CERTIFICATE OF CORRECTION THEREOF REGISTERED ON OCTOBER 9, 1970 AS DOCUMENT NUMBER 2525473.

Commonly known as: 2848 225<sup>th</sup> St, Sauk Village, IL 60411


Property Index No. 33-31-106-011-0000

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:


- (a) general real estate taxes for 2010 2<sup>nd</sup> installment and subsequent years;
- (b) building setback lines, rights, easements, limitations, covenants, conditions and/or restrictions of record;
- (c) rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any;
- (d) grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$25,800.00 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 \$25,800.00 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.

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STATE TAX  
  
 STATE OF ILLINOIS  
 SEP.-2.11  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
 00021.50  
 FP 103027  
 # 0000014011

COUNTY TAX  
  
 COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 SEP.-2.11  
 REVENUE STAMP

REAL ESTATE TRANSFER TAX  
 00010.75  
 FP 103028  
 # 0000014018

Property of Cook County Clerk's Office

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And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and,
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this 26 day of August, 2011.

Mail to AND Tax bills:  
 Residential Group LLC  
 4908 Middaugh Ave.  
 Downers Grove, IL 60515

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG, LTD. Attorney in Fact

By: [Signature]  
Holder of Limited POA

THIS INSTRUMENT WAS PREPARED BY:  
 Hauselman, Rappin & Olswang, Ltd.  
 39 South LaSalle Street  
 Chicago, Illinois 60603

STATE OF ILLINOIS  
 COUNTY OF COOK

I, Mirela S Iosef, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Daniel H. Olswang, personally known to me to be the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his 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 25th day of August, 2011.

[Signature]  
Notary Public

Prepared by:  
 Hauselman, Rappin & Olswang, Ltd.  
 39 S. LaSalle Street, Suite 1105  
 Chicago, IL 60603  
 (312) 372-2020

