



Doc#: 1126341071 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/20/2011 11:03 AM Pg: 1 of 3

110364805265

MAIL TO:

SHAJU EASO
9076 W. OAKS AVE.
DES PLAINES, IL 60016

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 31 day of August, 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 **Shaju Easo**, 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 \$34,800 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 \$34,800 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): 09-15-100-025-1008

PROPERTY ADDRESS(ES):

9546 Dee Road Unit 108H, Des Plaines, IL, 60016

ATGF, INC.
P 3
S N
SCN
INT

REAL ESTATE TRANSFER 08/31/2011

	COOK	\$14.50
	ILLINOIS:	\$29.00
	TOTAL:	\$43.50

09-15-100-025-1008 | 20110801600357 | X31GN2

Property not located in the corporate limits of the City of Des Plaines, Deed or Instrument not subject to transfer tax.

[Signature] 8/31/11
City of Des Plaines

UNOFFICIAL COPY

Fannie Mae a/k/a Federal National Mortgage Association

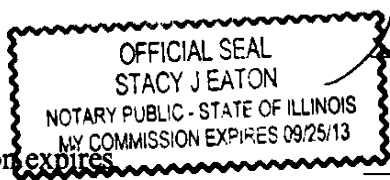
William H. Lee
By

AS ATTORNEY IN FACT

STATE OF IL)
) SS
COUNTY OF Cook)

I, Stacy J Eaton the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G Hill, 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.

Signed or attested before me on 8 day of August 2011.



Stacy J Eaton
NOTARY PUBLIC

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:
SHASU EASO
9076 W OAKS AVE.
DES PLAINES IL 60016

UNOFFICIAL COPY

EXHIBIT A

PARCEL I: UNIT NUMBER 108H IN COVENTRY PLACE CONDOMINIUM BUILDING NUMBER 7, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE AFORESAID NORTHWEST QUARTER; THENCE NORTH 747.74 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE WEST 70.06 FEET ALONG A LINE DRAWN PERPENDICULARLY TO THE EAST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING WEST 73.52 FEET ALONG THE WESTERLY EXTENSION OF SAID PERPENDICULAR LINE; THENCE NORTH 175.04 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE AFORESAID NORTHWEST QUARTER; THENCE EAST 73.52 FEET ALONG A LINE DRAWN PERPENDICULARLY TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 175.04 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS PLACE CONDOMINIUM BUILDING NO. 7 MADE BY HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NO. 39320, AND RECORDED DECEMBER 31, 1979 AS DOCUMENT NO. 25, 299, 613, TOGETHER WITH AN UNDIVIDED 4.9141 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY). PARCEL II: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE COVENTRY PLACE HOMEOWNERS ASSOCIATION RECORDED AND REGISTERED DECEMBER 31, 1979 AS DOCUMENTS 25, 299, 611 AND LR 3, 138, 686.