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11265421300

Doc#: 1126542130 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/22/2011 01:16 PM Pg: 1 of 5

FIRST AMERICAN TITLE order # \_\_\_\_\_

SPECIAL WARRANTY DEED  
REO CASE No: C087154

FIRST AMERICAN TITLE  
ORDER # 2126991

This Deed is from **Fannie Mae a/k/a Federal National Mortgage Association** a Corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C., ("Grantor"), **Virgil Bonds**, ("Grantee").

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of , State of Illinois, described as follows (the "Premises"):

**1410 South Kostner Avenue, Chicago, IL 60623**  
**PIN#16-22-110-026-0000**

**Subject to: Taxes for the year 2010 and subsequent years.**

**See Legal Description attached hereto and made a part hereof**

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

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).**

S Y  
P S  
S N  
SC Y  
INT SR

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STATE TAX

**STATE OF ILLINOIS**

SEP. 15. 11

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

00007172 #

REAL ESTATE TRANSFER TAX
00014.00
FP 103027

COUNTY TAX

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX

SEP. 15. 11

REVENUE STAMP

00007171 #

REAL ESTATE TRANSFER TAX
00007.00
FP 103028

CITY TAX

**CITY OF CHICAGO**

SEP. 15. 11

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

00007170 #

REAL ESTATE TRANSFER TAX
00147.00
FP 102812

Property of Cook County Clerk's Office

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August 23, 2011

Fannie Mae a/k/a Federal National Mortgage Association

By Fisher and Shapiro, LLC  
Its Attorney in Fact

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

I, Malgorzata Rejment, a Notary Public in and for the County in the State aforesaid, do hereby certify that Michael Fisher, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this August 23, 2011

Malgorzata Rejment  
Notary Public



Mail  
Future Tax Bills to:  
Virgil Bonds  
1508 S Kenneth  
Chicago, IL 60623

Mail recorded deed to:  
Evergreen Legal Services  
9901 S. Western Ave., Suite 202  
Chicago, IL 60643

This document was prepared by:  
Fisher and Shapiro, LLC  
200 N. LaSalle Street, Suite 2840  
Chicago, IL 60601

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## DEED RESTRICTIONS

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$16,800.00 FOR A PERIOD OF THREE 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 \$16,800.00 FOR A PERIOD OF THREE 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.

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: LOT 5 IN BLOCK 1 IN BRENOCK'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 10 ACRES OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1890 AS DOCUMENT NO. 1283900, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 16-22-110-026-0000 Vol. 0567

Property Address: 1410 South Kostner Avenue, Chicago, Illinois 60623

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