

UNOFFICIAL COPY



Doc#: 1127931094 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/06/2011 04:12 PM Pg: 1 of 5

SPECIAL WARRANTY DEED
Statutory (Illinois)

MAIL TO:

DIMITRIOS KARAMAGIANIS AND
MARIA KARAMAGIANIS
12521 LUCILE LANE
PALOS PARK, IL 60464

**NAME & ADDRESS OF
TAXPAYER:**

DIMITRIOS KARAMAGIANIS AND
MARIA KARAMAGIANIS
12521 LUCILE LANE
PALOS PARK, IL 60464

RECORDER'S STAMP

1011 - 021239 CMB

THIS AGREEMENT, made this 9/29/11 between
FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 DALLAS PKWY #1000, DALLAS, TX 75254, and

DIMITRIOS KARAMAGIANIS AND MARIA KARAMAGIANIS, HUSBAND AND WIFE
12521 LUCILE LANE, PALOS PARK, IL 60464, Grantee,

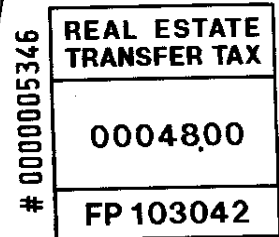
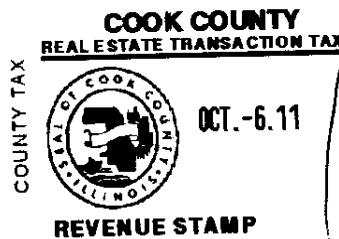
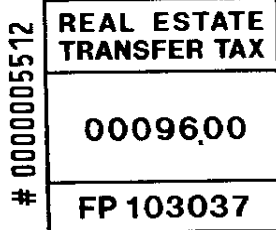
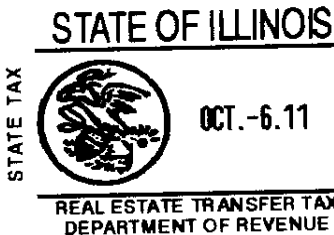
WITNESSETH, that the Grantor, for and in consideration of NINETY FIVE THOUSAND FIVE HUNDRED FIFTY AND
00/100 (\$95,550.00) DOLLARS and in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant
to authority of the Board of Directors of said Grantor, by these presents does REMISE, 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).



5.27

UNOFFICIAL COPY

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$114,660.00 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 \$114,660.00 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) 24-04-417-046-1039
Property Address: 9440 SOUTH 51ST AVENUE, #401, OAK LAWN, IL 60453

Dated this 9/29/11

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

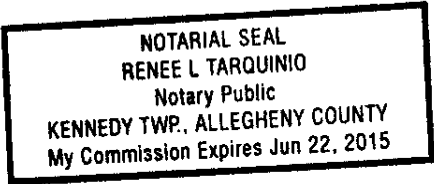
BY: Virginia M. Noble
VIRGINIA M. NOBLE, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA

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 VIRGINIA M. NOBLE, 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 9/29/11
Renee L. Tarquinio

Notary Public Renee L. Tarquinio
Commission expires 6/22/15



UNOFFICIAL COPY

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. A1201122620

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

Date: _____

Buyer, Seller or Representative

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS:

PARCEL 1:

UNITS 401 AND PARKING SPACE NO. P17 IN 51ST AVENUE STATION CONDOMINIUM AS DELINEATED IN THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: 51ST AVENUE STATION, A PLANNED UNIT DEVELOPMENT BEING A CONSOLIDATION OF PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4 TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS SHOWN ON THE PLAT OF CONSOLIDATION RECORDED AS DOCUMENT NUMBER 0422419054, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0519919039, TOGETHER WITH THEIR PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO, SS401, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL ID NO.: 24-04-417-046-1039

PROPERTY COMMONLY KNOWN AS: 9440 SOUTH 51ST AVENUE, #401, OAK LAWN, IL 60453

Clerk's Office

UNOFFICIAL COPY



9446 SOUTH RAYMOND AVENUE, OAK LAWN, ILLINOIS 60453
TELEPHONE: (708) 636-4400 | FACSIMILE: (708) 636-8606 | WWW.OAKLAWN-IL.GOV

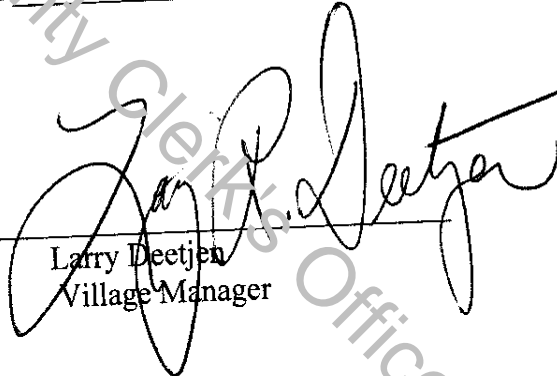
CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

9440 S. 51st Ave.

Oak Lawn II 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1, 5 of said Ordinance

Dated this 29th day of September, 2011


Larry Deetjen
Village Manager

DAVE HEILMANN
VILLAGE PRESIDENT

JANE M. QUINLAN, CMC
VILLAGE CLERK

LARRY R. DEETJEN
VILLAGE MANAGER

VILLAGE TRUSTEES:
THOMAS M. DUHIG
JERRY HURCKES
ALEX G. OLEJNICZAK
THOMAS E. PHELAN
CAROL R. QUINLAN
ROBERT J. STREIT

SUBSCRIBED and SWORN to before me this

29th Day of September, 2011

