

UNOFFICIAL COPY



Doc#: 1134131070 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/07/2011 12:55 PM Pg: 1 of 3

4407114 GIT-DMT1,

MAIL TO:

Bill Ralph
10540 S Western
Chicago IL 60643

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 2nd day of November, 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 **Sun River Properties, Inc.**, 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 \$57,600 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 \$57,600 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): 25-03-220-036-0000
PROPERTY ADDRESS(ES):

440 East 90th Street, Chicago, IL, 60619

S X
P 3
S N
SC X
INT OB

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**Fannie Mae a/k/a Federal National
Mortgage Association**

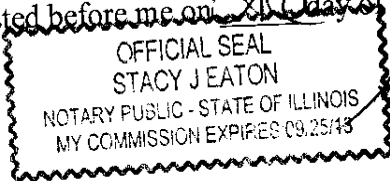
Katherine M. Hill
By

AS ATTORNEY IN FACT

STATE OF IL)
COUNTY OF Cook) SS

I, Stacy J Eaton the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine M 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 2nd day of November, 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

| REAL ESTATE TRANSFER | 11/23/2011 |
|----------------------|------------|
| COOK | \$24.00 |
| ILLINOIS: | \$48.00 |
| TOTAL: | \$72.00 |

25-03-220-036-0000 | 20111101600213 | SRD2EH

Exempt under the provision of _____
Section 4, of the Real Estate Transfer Act _____
Agent.

| REAL ESTATE TRANSFER | 11/23/2011 |
|----------------------|------------|
| CHICAGO: | \$360.00 |
| CTA: | \$144.00 |
| TOTAL: | \$504.00 |

25-03-220-036-0000 | 20111101600213 | JSJ3EM

PLEASE SEND SUBSEQUENT TAX BILLS TO:

Sun River Properties Inc
23045 Sun River Dr
Frankfort IL 60423

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EXHIBIT A

LOT 32 IN BLOCK 37 IN S.E. GROSS SUBDIVISION OF BLOCKS 27 TO 42 INCLUSIVE OF DAUPHIN PARK SECOND ADDITION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

25-03-220-036
440 E. 90th ST CLEAR FN

Property of Cook County Clerk's Office