

# UNOFFICIAL COPY



Doc#: 1136131111 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/27/2011 04:21 PM Pg: 1 of 3

(12-19)

4406985 1/1

MAIL TO: Ken Strauss  
255 West Washington  
#1700  
Chicago, IL 60606

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 18th 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 **North Shore Holdings**, 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 \$35,520 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 \$35,520 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): 13-31-202-024-1007

PROPERTY ADDRESS(ES):

2321 N Oak Park Ave Unit 201, Chicago, IL, 60707

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P  
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SC  
INT

# UNOFFICIAL COPY

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

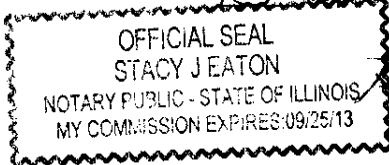
Katherine G. Fife  
By

AS ATTORNEY IN FACT

STATE OF IL )  
COUNTY OF Cook ) SS

Stacy J Eaton the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. Fife, 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 18 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		12/08/2011
	COOK	\$13.75
	ILLINOIS:	\$27.50
	<b>TOTAL:</b>	<b>\$41.25</b>

13-31-202-024-1007 | 20110801601411 | 7BARFB

Exempt under the provision of \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date: \_\_\_\_\_  
Agent.

PLEASE SEND SUBSEQUENT TAX BILLS TO:

NVAN Share Holdings  
6859 W Belmont  
Chicago, IL 60634

REAL ESTATE TRANSFER		12/08/2011
	CHICAGO:	\$206.25
	CTA:	\$82.50
	<b>TOTAL:</b>	<b>\$288.75</b>

13-31-202-024-1007 | 20110801601411 | HMCHMQ

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ORDER NO.: 1301 - 004406985  
ESCROW NO.: 1301 - 004406985

**STREET ADDRESS:** 2321-23 NORTH OAK PARK AVENUE UNIT# 201  
**CITY:** CHICAGO                      **ZIP CODE:** 60707                      **COUNTY:** COOK  
**TAX NUMBER:** 13-31-202-024-1007

Property of Cook County Clerk's Office  
Exhibit "A"

**LEGAL DESCRIPTION:**

PARCEL 1: UNIT 201 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GRAND-OAK PARK CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0519434107, AS AMENDED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.