

# UNOFFICIAL COPY



Doc#: 1201322047 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/13/2012 08:31 AM Pg: 1 of 3

110366806044

(2) ✓

MAIL TO:

TRACEY RAPP & ASSOC.  
535 S. ELIZABETH ST  
LOMBARD IL 60148  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE made this 16<sup>th</sup> day of December, 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 **Castle Ridge Builders**, 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 \$25,920 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 \$25,920 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): **31-36-311-033-0000**  
PROPERTY ADDRESS(ES):

**330 Indianwood Boulevard, Park Forest, IL, 60466**

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Fannie Mae a/k/a Federal National Mortgage Association

Katherine G. File  
By

Notary Public Seal

AS ATTORNEY IN FACT

REAL ESTATE TRANSFER	12/29/2011
 	COOK \$11.00
	ILLINOIS: \$22.00
	TOTAL: \$33.00
31-36-311-033-0000   20111201601856   LE24XE	

STATE OF IL )  
✓ ) SS  
COUNTY OF Cook )

I, Janice Hill, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. File, 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 16 day of December, 2011.

Janice Hill  
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:  
CASTLE RIDGE BUILDERS LLC  
31334 OLD NORTH CHURCH RD  
FRANKFORT, IL 60423

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Rd., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

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## EXHIBIT A

LOT 12 IN BLOCK 42 IN THE VILLAGE OF PARK FOREST AREA NUMBER  
5, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 35  
AND THE WEST 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT  
THEREOF RECORDED AUGUST 3, 1951 AS DOCUMENT NO. 15139014, IN  
COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office