

UNOFFICIAL COPY



Doc#: 1202734052 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/27/2012 11:05 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

GRANTOR, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION (herein, "Grantor"), whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, GRANTS, BARGAINS AND SELLS to **GRANTEE**, GEORGE DANIEL, an unmarried man, and MARTIN DANIEL, an unmarried man, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 238 Lisa Lane, Somonauk, IL 60552, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 219 E. 89th Street, Chicago, IL 60619

Permanent Index Number: 25-03-116-026-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

To have and to hold said premises 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).

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$62,400.00 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 \$62,400.00 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. The restrictions shall terminate immediately upon conveyance at any foreclosure sale related to a Mortgage of Deed of Trust.

When recorded return to:

TRACY MCMASTER
PERFORMANCE TITLE OF
MISSISSIPPI, LLC
125 COURT STREET
BAY ST. LOUIS, MS 39520

Send subsequent tax bills to:

GEORGE DANIEL
MARTIN DANIEL
238 LISA LANE
SOMONAUK, IL 60552

This instrument prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

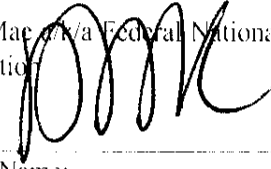
Handwritten initials: V/3, V, V/R

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Dated this 7 day of Dec, 2011.

GRANTOR

Fannie Mae a/k/a Federal National Mortgage Association

By: 

Printed Name: _____
Title: _____

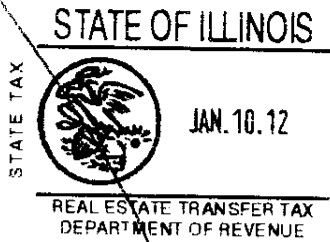
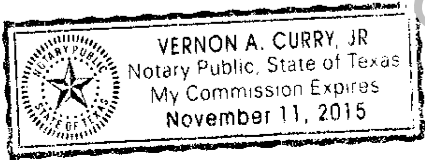
ASS'T VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

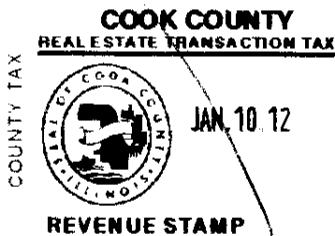
This instrument was acknowledged before me on 12/7/11 by _____ as ASS'T VICE PRESIDENT of Fannie Mae a/k/a Federal National Mortgage Association.

[Affix Notary Seal]

Notary signature: 
Printed name: _____
My commission expires: _____



REAL ESTATE TRANSFER TAX
00052.00
FP 103050



REAL ESTATE TRANSFER TAX
00026.00
FP 103045

City of Chicago
Dept. of Finance
618354
1/27/2012 10:41
d:\00193
Batch 4,088,068
Real Estate Transfer Stamp
\$546.00



Property address: 219 E. 89th Street, Chicago, IL 60619

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EXHIBIT A

[Legal Description]

LOT 5 (EXCEPT THE WEST 21 FEET THEREOF) AND THE WEST 22 FEET OF LOT 6 IN E.B. SHOGRENS & CO'S SOUTH PARKWAY SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN COOK COUNTY, ILLINOIS.

This property is NOT the homestead real property of grantor.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.