



Doc#: 1203042125 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/30/2012 01:39 PM Pg: 1 of 4

SPECIAL WARRANTY DEED
REO CASE No: C101YGS

FIRST AMERICAN TITLE

ORDER # 2142484

This Deed is from **Fannie Mae a/k/a Federal National Mortgage Association** a Corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C., ("Grantor"), **Bradley S. Smith, single person and not in civil union,** ("Grantee").
A MARRIED PERSON x B.S.

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of , State of Illinois, described as follows (the "Premises"):

4807 S. Ashland Ave. #202, Chicago, IL 60609

PIN#20-08-108-044-1005, 20-08-108-044-1031

Subject to: Taxes for year 2010 and subsequent years

See Legal Description attached hereto and made a part hereof

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

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).

Handwritten stamp: SCY INT, with a grid of letters and numbers: S, P, S, SC, INT in a grid with numbers 8, 2, Y, D and a checkmark.

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LEGAL DESCRIPTION

Unit Number 202 and G-15 in the Back Yard Lofts Condominium, as delineated on a survey of the following described tract of land:

Parcel 1: Lots 3, 4, 5 and 6 (except that part of said lots taken for widening of Ashland Avenue in Condemnation Proceedings in Circuit Court of Cook County, Illinois as Case No. B-71137) in Block 4 in the Resubdivision of Blocks 3 and 4 in Kay's Addition to Chicago, a subdivision in the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lots 47 and 48 (except the West 24 feet of said lots) and Lots 43, 44, 45 and 46 in Block 4 in the Resubdivision of Blocks 3 and 4 in Kay's Addition to Chicago, a subdivision in the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3: The North and South 16 foot wide vacated alley lying West of and adjoining Lots 44 to 46 and East of and adjoining Lots 3 to 5, in Block 4 in the Resubdivision of Blocks 3 and 4 in Kay's Addition to Chicago, a subdivision in the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0510234080; together with its undivided percentage interest in the common elements in Cook County, Illinois.

From the Office of Cook County Clerk's Office

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DEED RESTRICTIONS

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFAIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$57,000.00 FOR A PERIOD OF THREE MONTHS 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 \$57,000.00 FOR A PERIOD OF THREE MONTHS 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.

Property of Cook County Clerk's Office