

UNOFFICIAL COPY

2-2
1-9-12)



Doc#: 1203447021 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/03/2012 03:53 PM Pg: 1 of 3

1-408248 (1/1)

MAIL TO:

Beaulieu Law Offices, P.C.
5339 W Belmont
Chicago IL 60641

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 12th 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 **Goodman Chicago Condos, LLC**, 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 \$51,720 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 \$51,720 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): **13-13-331-042-1003**

PROPERTY ADDRESS(ES):

4044 North California Avenue Unit 103, Chicago, IL, 60618

3

UNOFFICIAL COPY

Fannie Mae a/k/a Federal National
Mortgage Association

[Signature]
By

AS ATTORNEY IN FACT

STATE OF IL)
) SS
COUNTY OF COOK)

I, Bruce Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine Fir, personally known to me to be the attorney in fact for Fannie Mac 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 12th day of December, 2011.

[Signature: Brooke A. Cowan]
NOTARY PUBLIC

My commission expires

6/23/15
"OFFICIAL SEAL"
BROOKE A. COWAN
Notary Public, State of Illinois
My Commission Expires 6/23/2015

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:
Goodman Chicago Condos, LLC
5339 W Belmont Ave
Chicago, IL 60641

REAL ESTATE TRANSFER	12/30/2011
COOK	\$21.75
ILLINOIS:	\$43.50
TOTAL:	\$65.25

REAL ESTATE TRANSFER	12/30/2011
CHICAGO:	\$326.25
CTA:	\$130.50
TOTAL:	\$456.75

UNOFFICIAL COPY

Exhibit "A"

ORDER NO.: 1301 - 004408248
ESCROW NO.: 1301 - 004408248

STREET ADDRESS: 4044 NORTH CALIFORNIA AVE, #103
CITY: CHICAGO **ZIP CODE:** 60618 **COUNTY:** COOK
TAX NUMBER: 13-13-331-042-1003

Property of Cook County Clerk's Office

LEGAL DESCRIPTION:

PARCEL 1: UNIT 103 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4044 NORTH CALIFORNIA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0351810119, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 13, 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-103, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.