UNOFFICIAL COPY

2-15(EZ)

4406502 617-DMT/,)

MAIL TO:

Arthing to Projectives LIC 345WFillmore Street Apt4

SPECIAL WARRANTY DEED

(CORPORATION TO INDIVIDUAL) ILLINOIS



Doc#: 1204757156 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 02/16/2012 01:06 PM Pg: 1 of 3

THIS INDENTURE, made this _____ day of ________, 2011, between Fannie Mae a/k/a Federal National Wortgage 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 Arthington Fragerties, 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

A 68,400.00

GRANTEE HEREIN SHALL BE PROHIBITED FROM CO. VEVING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE GREATER THAN \$6840 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED, GRANTEE SHALL ALSO BE PROPERTY EVEN ENCUMBERING SUBJECT, PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT FOR GREATER THAN \$6840 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): **25-01-222-016-0000** PROPERTY ADDRESS(ES):

8947 S Crandon Ave, Chicago, IL, 60617

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Fannie Mae a/k/a Federal National Mortgage Association

By

AS ATTORNEY IN FACT

STATE OF)
COUNTY OF (COUNTY OF (
I, Will the vaciersigned, a notary public in and for said County, in the State aforesaid, do hereberrify that Aller of the property of the pro
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 voluntar
act for the uses and purposes therein set forth.
Signed or attested before me on 2 day of, 2012_
Brooke & Coman
NOTARY PUBLIC
My commission expires

This Instrument was prepared by flobin Acrolly, PIERCE & ASSOCIATES, P.C.,
1 North Dearborn, Suite 1300, Chicago, IL 60602

"OFFICIAL SEAL"
BROOKE A. COWAN
Notary Public, State of Illinois
My Commission Expires 06/23/2015

PLEASE SEND SUBSEQUENT TAX BILLS TO: A Minaton Properties LLC 1345 Wifflacre Street Apt 4 Chicago, #L 60007

REAL ESTATE TRANSFER		02/09/2012
	CHICAGO:	\$427.50
	CTA:	\$171.00
	TOTAL:	\$598.50
25-01-222-016-	0000 L 201201016031	54 774793

REAL ESTATE TRA	NSFER	02/09/2012
	соок	\$28.50
	ILLINOIS:	\$57.00
	TOTAL:	\$85.50

25-01-222-016-0000 | 20120101603154 | KF682K

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EXHIBIT A

LOT 25 IN BLOCK 2 IN EDWARD KROEBER & COMPANY'S RESUBDIVISION OF LOTS 1, 2 AND 4 TO 17, 19, 20, 21 AND 23 TO 48 IN BLOCK 1 AND LOTS 1 TO 48 BOTH INCLUSIVE IN BLOCK 2 IN WHEELER'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

